

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

March 11, 2026

**Call to Order:** Richard Kollars called the meeting to order at 6:00 p.m. Mark Pieloch, Liberty Beecham, Randy Trefry and Sharon LaFaver also in attendance.

**Approve Minutes from February:** Randy moved to accept the minutes, Mark seconded. All in favor, motion carried.

#### **Road Maintenance for 2026:**

- 1) 2026 Road Maintenance – Only one bid received, Hunter’s Home Improvements. Discussion about the work scope before the vote to accept the bid included whether future RFQs should identify the # hours worked versus the miles of roads. Sharon recommends that specific stipulations are included in the RFQ to address getting the work completed in a timely fashion. Randy asked whether Frazier would be included in the current year’s scope? Richard commented that the road is in good condition and may only need a quick pass to break down any drainage issues. Randy moved to accept the bid. Mark seconded. 4 votes to accept the bid (Richard abstained). Motion carried.
- 2) Culvert Work: Richard stated the previously discussed culvert work will be a separate line item added to the HHI contract. He estimated the cost will range around \$10,000.
- 3) Requesting Bids for Future Road Projects: Finalizing a Request for Quote (RFQ) Sharon has provided examples of RFQ formats and suggested language to finalize this document. For optimal timing, the Directors agreed that future RFQs will be posted locally by October 1<sup>st</sup>, and bids must be returned by December 1<sup>st</sup>. This should allow adequate time for potential bidders to come out, evaluate the conditions, and potentially meet with a Director for any questions/concerns before submitting a bid. Sharon recommended that an annual report be written afterwards that can be provided to landowners to summarize the work conducted. This would also serve as the basis for the Annual Report given each year at our meeting. Mark moved, Randy seconded, all in favor. Motion carried.
- 4) Bridge Deck North Fork Road  
Richard stated that there should be adequate funds to cover this small repair within the existing road budget. He believes this task can be carried out by a couple of the landowners without contracting. Randy volunteered to go inspect the bridge to identify how much wood is needed to be replaced on the deck. Sharon will send Randy a couple of vendor names that may be most competitive for material costs. Mark recommended a steel cap on top of the wood to slow wear & tear.

## **Short Term Water Right Lease Agreement**

Mark will work directly with the Hunters to complete the processes to obtain water access during the road maintenance.

## **Outstanding Assessment Report**

The Board reviewed the landowner report for those still owing assessment fees in excess of \$600. Active liens are in place for several, but there are four parcels that have reached this threshold without any liens. Kim will provide Richard with Montana Cadastral information to provide to the LOC attorney, so the lien process can be initiated.

## **Legal Matters-**

Mark provided the Board with an update on the ongoing litigation. He stated that his attorney is actively working with the LOC attorney to draw up a cooperative agreement to keep costs down. Mark stated that a settlement was proposed, but the landowner who initiated the lawsuit has been silent. Mark also cautioned the Board that it is possible that one or more Directors could be deposed during the case (requiring the LOC attorney to be present). Costs could reach \$2500-\$5000 per deposition. Richard moved that the Board hold all our carryover funds from 2025 as a reserve to address any future litigation expenses. Mark seconded. All in favor, motion carried.

Mark stated that he doesn't expect this case to go to court until 2027, unless a settlement is reached. Sharon stated she is hoping the LOC attorney can get the LOC Board dismissed as a party from the lawsuit.

## **New Business:**

The Board discussed the need to nail down the date for the Annual Meeting for 2026. Mark suggested we keep the date as in past practice, the Saturday before Labor Day weekend. For 2026, this would be August 29. Board agreed to vote and confirm the date at our April meeting date. Mark stated the Developer will offer to pay costs for the meeting room if we hold the meeting at the same location as previous years.

Richard also raised the topic of the road signage and visible address numbers in the two ranches. He stated a recent ambulance call was seriously delayed because the ambulance driver could not see the road signs or the house number. Mark recommended we research the standard for road signs (size, reflective, etc.) and consider this at April's meeting. Sharon recommended getting the Lewis and Clark County standards for consideration.

**Meeting Closed:** Randy moved to end the meeting, Mark seconded. All in favor, motion carried. Meeting ended at 6:58 p.m.