

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

April 8, 2026

**Call to Order:** The meeting was called to order at 6:12 p.m. Mark Pieloch, Randy Trefry, Sharon LaFaver, Richard Kollars and Liberty Beecham in attendance. Kim Trefry taking minutes.

**Approve Minutes from March:** Richard moved to accept the minutes, Mark seconded. All in favor, no changes. Motion carried.

**Road Maintenance Contract for 2026:** Richard reported that we have a written contract with Hunter's Home Improvements for the annual road maintenance.

**Dry rot on N. Fork Bridge Deck** – Randy reported that he and Salina drove out and inspected the bridge. He is estimating we will need to replace approximately 40 4x12 pressure treated boards. Mark added that we should treat the lumber underneath the boards that are being replaced as a part of the work. Richard stated that we should be able to complete this project amongst ourselves, without having to hire a contractor.

**Washboard on Charbonneau** – Sharon expressed concerns for the amount of washboarding occurring on Charbonneau, especially on the hill off of Rocky road. She provided the Directors with written information on the causes of washboarding and recommended approaches to correct it (including ripping all the soil down, regrading, and rolling with water to re-establish the surface). Richard spoke about addressing the causes of the washboarding including vehicle wheel slippage when not operated in Four Wheel Drive, and heavy work vehicle traffic. Sharon disagreed that the heavy vehicles contributed to the washboarding, explaining that their weight actually compacts the soil instead of wheel slippage. It was agreed that educating the landowners at the Annual Meeting will help in the short term, but the condition will continue to re-occur with the current vehicle traffic. Mark expressed concern that as new landowners purchase here and the population increases, twice yearly road maintenance may be needed (with an increase in assessment fees to accommodate this). Richard stated that we can continue to address the matter within the current once yearly roadwork, but can revisit this as population/traffic changes.

**Clearing Log Jams** – Sharon wanted to discuss concerns with the amount of tree debris that is washed downstream during heavy runoff and is clogging the culverts that run under the roads. Once clogged, the water flows up and over the roadway and contributes to erosion. Richard questioned how to assess where tree debris is coming from without trespassing. He emphasized that it is each landowner's responsibility to keep their property clear of materials that could affect their downstream neighbors or the community roads. Mark added that there is an easement in place on either side of the roads that would allow the LOC to come in and clear obvious material and debris before it becomes an issue. Mark suggested that the road committee include this issue

as they drive through the community and make road assessments. This should also become a discussion topic to educate/remind landowners at the Annual Meeting.

**Local wildfire status** The Directors discussed the recent wildfire that burned approximately 186 acres off Ordway. Mark asked if the Fire response units caused any damage to the existing roads? Richard answered No, but explained that even though the fire was mainly in the “duff” and not into the tree canopy, there are now a great number of scorched, dead trees in this area that will pose an additional fire hazard as we approach lightening season and warmer weather. Sharon spoke to some of the responding fire leaders and they have offered to provide a Fire Safety talk at the upcoming Annual Meeting.

### **Select Annual Meeting Date / Confirm Location**

Mark proposed Saturday, August 29 at 10 am for the next Annual Meeting. To be held at the same location as previous years, Delta Marriot Hotel in Helena. Richard seconded, all in favor. Motion carried. Mark will work to reserve the date and a room for the event.

### **Outstanding Assessment Report**

Following last month’s discussion, Kim forwarded Montana Cadastral property information to Richard, which has been forwarded to the LOC attorney to file additional liens. Richard acknowledged that a couple landowners debts have continued to increase. He stated that existing liens are valid for 8 years, and that additional fees owed will be included if the properties are sold within the life of the lien.

**Annual Report – filing with Secretary of State** Richard reported that the Annual Report was completed and filed by the Accounting firm. He acknowledged that the email will need to be updated so that Sharon is no longer receiving updates on this.

**LOC Webpage –** Sharon reported that there are incorrect links to some of the minutes on the webpage. We also need to take down Salina’s information and update it with Liberty’s info. Kim will address this.

### **Legal Matters-**

Status of Ongoing Litigation – Mark and Richard reported that the two attorneys have formed a Mutual Defense Agreement to share information and reduce duplicating efforts, which should also save funds for the LOC. Mark reported that the landowner filed an “emergency injunction” claiming that the bridge needs to be opened immediately. Mark stated the work is nearly complete and it will likely be reopened within the “3 week” time period of the injunction. He added that his attorney has filed a counter lawsuit against the landowner. Sharon commented that our LOC attorney

should be seeking legal costs as this is a frivolous lawsuit to begin with. Richard added that he estimates our costs to date are near \$10,000.

**Meeting Closed:** Randy moved to close the meeting at 7:18 p.m. Mark seconded. All in favor, motion carried.