Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

May 6, 2026

Call to Order: The meeting was called to order at 6:03 p.m. Randy Trefry, Mark Pieloch, Sharon LaFaver, Liberty Beecham, and Richard Kollars in attendance. Kim Trefry taking minutes.

Approve Minutes from April: Mark moved, Richard seconded, all in favor to approve the minutes.

Road Maintenance for 2026:

Annual Road Maintenance Contract was approved with Hunter Home Improvement (HHI). Sharon has asked Richard to provide the Board with a written copy of the approved contract language.

Salina Hunter was provided with a list of documentation requested by the Board before beginning work:

1) Contractors Registration or Independent Contractors License (ICL)

2) ICL for anyone else operating heavy equipment on the job

3) Certificate of Insurance (COI), with Commercial General Liability, Workers' Compensation, and Commercial Auto Liability

Salina also reported (independent of the meeting) that the request for temporary water rights has been signed off by Mark, and published in the Independent Record on 4/24/26, as required.

N. Fork Bridge Deck – Randy reported to the Board that he obtained bids for the lumber needed to repair the bridge deck. Mark's Lumber had the most reasonable costs for (8) 4"x12"x16' and (4) 10' sections, total cost would be approximately $1529.00. The lumber will need to be pressure treated, which takes 7-8 weeks. Mark's requires half the costs paid up front. Big Sky has the lumber, but would require us to pick up the lumber in Vaughn and transport it to the Bouma Post yard in Lincoln for pressure treatment. Randy moved to accept the bid from Mark's Lumber. Mark seconded, all in favor. Randy will contact the accounting office to forward a check to Mark's Lumber to initiate the purchase.

Clearing Log Jams – Richard reported that HHI will be responsible for inspecting drainage areas and looking for potential issues as they move through the roads during annual maintenance.

Finances – Kim provided the Board with a spreadsheet of the expenditures from Jan. 1 – April 30. Everyone acknowledged that the legal fees have exceeded the budget established last year following the legal matter over the Ordway Bridge. All other expenses are within expected limits. Richard moved to accept and pay the latest invoice from the LOC attorney ($7300), Mark seconded. All in favor.

Select Annual Meeting Date / Confirm Location Mark verified that we have the location reserved for this year's annual meeting. Kim will have the details posted to the website.

Legal Matters- Any Updates? Richard stated there were no updates from the LOC attorneys. Mark stated that the bridgework has been completed as of 4/30/26, his attorneys are in discussions with the LOC attorney, and are still seeking to have the LOC removed from the lawsuit.

Outstanding Assessment Status

The accountant office received full payment from the landowner for Missouri River lot #115, so there will be no need to file a lien.

Mark has suggested that the LOC approve lien transfers to him to pursue in the most egregious cases. Richard urged caution in taking this route, stating we already have limited legal funds, and this could prompt new lawsuits. Mark offered to have his legal team draft language that the Developer would cover all costs of any resulting litigation. Richard will contact the LOC attorney for a legal opinion on this action.

Sharon asked that we also request a legal opinion from the Developer's attorney on this decision.

Randy expressed concern that a lien transfer could be seen as a mechanism to allow the Developer to buy these properties from landowners. Mark answered that if a legal foreclosure is initiated, anyone can bid on purchasing the foreclosed property, it would not default to him.

Richard stated there has been no updates from the LOC attorney on the pending liens.

New Business / Landowner Input? Salina Hunter had planned to join the meeting, but was unable to join the call. She asked the Board if the Developer was going to be responsible for repairs and maintaining the paved entrances to both Eagle Canyon and Missouri River, where asphalt millings were originally placed by the Developer? She stated she believed the Developer had previously stated he would be responsible for maintaining these areas. She reported that there are areas with potholes and breakdown of the surfaces. Mark responded that the LOC will need to manage this going forward. He does not have the funds to address this along with the ongoing legal matters that he is handling.

Meeting Closed: No other matters were discussed. Mark moved to close the meeting at 6:41 p.m. Richard seconded. All in favor.