

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

June 3, 2026

Call to Order: Meeting was called to order at 6:02 p.m. Richard Kollars, Randy Trefry, Mark Pieloch, Sharon LaFaver, and Liberty Beecham present on the call. Kim Trefry taking minutes.

Approve Minutes from May: Mark moved to approve the minutes, Liberty seconded, all in favor. Motion carried.

Road Maintenance Update

Richard reported that road maintenance has begun. The crew initially worked on trimming back some shrubbery that could hit the water truck and grader and damage mirrors. They have installed two culverts on Floyd (at Bratton Loop) to funnel water down the hill.

More culvert installation is planned for Beaverslide and a separate area on Floyd with drainage issues. Richard stated we will need to order 60' of 15" culvert, and 20' of 15" culvert. He stated the crew will attempt to work on one side at a time to minimize blocking where the Developer's trucks are currently traveling.

Grading will begin on Charbonneau. Richard noted that more material will need to be added to Charbonneau, all the previous road material is worn away.

Note: Prior to the meeting, Sharon asked the Board if we have a signed contract for the road maintenance, and if she could receive a copy for review. She stated her concern that a signed RFQ is not a binding contract, and asked that the following statement be entered into the minutes:

I've been engaged in the construction industry since the 1980's. As a real estate professional for the past 22 years, I have been trained to understand the requirements for contracts in real estate transactions.

As a Director on the Board for the LOC, I will **NOT** approve of any work performed by any contractor, nor payment for work performed until there is a valid contract in place that outlines the scope of work, timelines and legal obligations.

Commercial/Heavy construction equipment effects to LOC roads.

Randy asked to discuss concerns about the impact heavy vehicles are having on the LOC roads. Washboarding and potholes have developed on sections that rock trucks are traveling on, this additional wear and tear impacts the costs the LOC must pay for annual improvements. Richard agreed that other landowners shouldn't be penalized for other users that are hauling high volume and/or heavy loads.

Mark discussed that several HOAs that he is familiar with charge a fee to new home builders (a percentage based upon home value) to offset the additional impacts that are caused by the equipment that travel through community roads. Mark reminded the Board of the costs that the Developer has born to improve both entrances, Stickney Creek bridge, Ordway bridge, and other areas. (Over \$2 million in gravel, \$1 million in asphalt millings, and \$700,000 for the Stickney Creek Crossing) These expenses should offset any present costs.

The group agreed that this topic needs to be further explored, to get examples of where this type of "impact fee" is in use, how it is administered, etc. Sharon recommended that the topic be introduced to the members at the Annual Meeting.

Depending on the findings of any information used to develop a plan, the Board recognizes that this would likely require a change in the bylaws, attorney guidance, and a landowner wide vote.

Mark added that he will be responsible for regrading any areas that are adversely impacted by his trucks after the annual maintenance has been completed.

Finances – Two smaller bills from the LOC attorneys were forwarded to the accounting office. Richard noted one phone call (30m) to follow up on the lien status of some properties.

Outstanding Assessment Fees - Updates

Richard provided Kim with documents from the LOC attorney updating the status of outstanding assessment fees that have been filed in court with liens. At present, there are four active liens. Based on the most recent Open Invoices report from the accounting office, two landowners have caught up and now require Lien Satisfaction filings.

In addition, two additional landowners now have outstanding fees over \$1,000 and require lien filings. Richard will work with the LOC attorney to get these matters completed.

Legal Matters-

The Developer had previously proposed taking over the outstanding liens from the LOC. Richard reported that during his consultation with the LOC attorney, this could be done alongside several provisions. Going forward the Developer would bear all legal costs to collect the outstanding fees, but would still be obligated to return the assessment fees to the LOC account. Additionally, the Developer would hold the LOC harmless from any legal costs that could arise from the Developer's efforts while attempting to collect.

After discussion on this matter, Mark made a motion to take over collection of the lien debts from the LOC, while holding the LOC harmless in his legal efforts. Sharon seconded the motion, all in favor. Motion carried.

Richard noted that the LOC is not giving over any future ability to notice landowners and attempt to collect fees in the future. Mark emphasized that this effort is to ensure that all landowners are paying their fair share.

New Business

Randy brought up the LOC's past history of weed-spraying and asked Mark if he is planning to spray on his properties? Sharon believes the plan is only to spray on sections behind locked gates, not on shared community roads. They use *West River Land Management*, in case any other landowners want a local vendor. She believes the shared easements are the LOC's responsibility. Richard stated he believes each landowner is responsible for weed spraying on their own lots, including areas that are adjacent to roadways. Liberty suggested that we initiate a new Newsletter and discuss this topic further in an informational manner.

Sharon asked if we know who's up for re-election this year? Richard stated he believes it is Randy Trefry, and the Resident position help by Liberty Beecham. Sharon suggested we add election information to the webpage as well as in the next Newsletter.

Meeting Closed: Mark moved to close the meeting at 7:05 p.m. Richard seconded. All in favor, motion carried.