

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

July 8, 2026

Call to Order: Richard Kollars called the meeting to order at 6:01 p.m. Also in attendance were Sharon LaFaver, Liberty Beecham, Randy Trefry, and Kim Trefry taking minutes.

Approve Minutes from June: Randy moved/Richard seconded to approve the minutes. All in favor, motion carried.

Road Maintenance Update

Annual Road Maintenance: Richard provided the update on the road maintenance, which is now completed. The contractor has worked many of the main roads, adding 100 loads of 1 ½ - 1 ¼ " gravel. Roads included Charbonneau, Floyd, N.Fork up Beaverslide, Cinnamon Bear, Eagle Canyon and Spring Drive. A hydraulic leak affected the ability of the crew to complete all the roads as planned. Rocky road was not graded, and a recent rain event has since affected the drainage on the section between Charbonneau and Frazier. They crew also washed out roadside culverts that may have gotten clogged over the past winter.

Culvert Installation: The contractor installed 60' of culvert on Beaverslide, another 60' of culvert at Floyd/Bratton Loop, and 20' at Floyd where it meets Charbonneau.

N. Fork Bridge: Richard Kollars and Tyson Hunter provided free labor, the LOC provided materials to recover rotten sections of bridge decking.

Finances – Road work invoices were approved for payment.

Outstanding Assessment Fees Richard has an appointment to speak with the LOC attorney to pursue two new liens on landowners with high outstanding balances. He will also be requesting lien satisfaction filings on two landowners who have paid their outstanding fees.

The Board agreed to sending out new Overdue Notices (as of 6/10/26) to three landowners in excess of \$600 in outstanding fees.

Newsletter – Board discussed and agreed with the draft Newsletter. Kim will send out this week.

Legal Matters- Richard stated there were no new updates on the ongoing litigation between the Developer, the LOC, and landowner Ed Meyers. No new invoices have been received either.

Annual Meeting Planning

The Board reviewed the proposed agenda and decided on who will speak on specific topics at the meeting in August. Kim also provided a first draft of the 2027 budget spreadsheet for the Board to consider.

New Business? No new business

Meeting Closed: Randy moved to close the meeting at 6:20 p.m. Liberty seconded, all in favor. Motion carried.