

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

August 5, 2026

Call to Order: Meeting was called to order at 6:06 p.m. Richard Kollars, Randy Trefry, and Liberty Beecham were in attendance. Kim Trefry was taking notes.

Approve Minutes from July: Randy moved to accept the minutes, Richard seconded. All in favor, motion carried.

Road Maintenance Update: Richard confirmed all work was completed and the contractor has been paid in full. Kim has provided the board with a draft RFQ for 2027. The Board agreed to table the RFQ until later in the year, when they can better assess which roads will need work and/or material added. The RFQ will be tailored to match the needs, then posted for bids.

Liberty mentioned that someone has done work on the entrance road to Eagle Canyon, including filling some of the deep potholes that were present. She was very appreciative. Richard believes the work was performed by an individual landowner and suggested that the Board post a “thank-you” note on the webpage to the individual(s).

Noxious Weeds on Individual Lots – The Directors discussed an email from Sharon requesting the LOC draft and send out notices to individual landowners if their properties have noxious weeds growing unchecked. The decision was that weed management is the Lewis & Clark County’s issue, and the LOC has no jurisdiction to enforce the matter. Richard added that landowners can report concerns directly to the county. Randy added that the matter has recently been addressed in the newsletter, and landowners can seek assistance or solutions through the county office.

Outstanding Assessment Fees – Status

Richard reported that two new liens have been filed by the LOC attorney. Copies of the documents are being sent to the individual landowners. He also reported that two Lien Satisfaction Filings have been filed in court for two properties that are no longer in default.

Kim reported that three Overdue Notices were mailed out. The affected landowners have been given a time period to meet their obligations before legal action is taken.

Legal Matters- Updates? Richard had no new information on the pending litigation. Mark was not in attendance and could not provide any additional information.

Annual Meeting Planning

- **Agenda:** The Board confirmed the Agenda is finalized and can be printed for the meeting.
- **Proposed 2027 Budget:** The Board discussed the budget for 2027 (same figures as 2026) and agreed it does not need to be changed.

New Business: Kim asked the Board for guidelines when the LOC is contacted by persons stating they are new landowners, or notifying the Board when a landowner is deceased. One email had rejected any responsibility for outstanding fees.

Richard provided some criteria – Legal Proof of Ownership (that we can verify on MT Cadastral), new contact information, and a clear statement explaining that the assessment fees “follow the land.” If the fees were not paid in full at the time of a land transfer, the new owner becomes responsible for the outstanding fees. Kim will draft language that can be used for future events.

Meeting Closed: Randy moved to close the meeting, Liberty seconded, all in favor. Motion carried. Meeting ended at 6:30 p.m.