

Missouri River & Eagle Canyon Ranches Landowners Corporation

2026 ANNUAL MEETING - Minutes DRAFT

August 29, 2026

Call Meeting to Order

Richard Kollars called the meeting to order at 10 a.m. He provided introductions of the Board: Mark Pieloch, Developer and Director At Large,
Sharon LaFaver, Developer's Director
Randy Trefry, Director At Large
Richard Kollars, President and Director at Large
Liberty Beecham, Resident Director

President's Report

Richard provided a report of the Board's actions over 2026 thus far. He provided a map of the subdivisions showing the roads that were worked, a bridge repair, and where culverts were replaced.

Richard mentioned that the LOC has been involved in a lawsuit with a landowner which has caused the budget line item to exceed its anticipated spending. He reminded those in attendance that our monthly meeting minutes are written up and posted on the LOC webpage for review by all members.

Question – An attendee asked what the lawsuit involved? Richard explained that a bridge crossing on Ordway was assessed to have deterioration at its foundation and was therefore unsafe for vehicular traffic. The crossing was taped off, and drivers were routed around the bridge (through a dry creekbed). The solitary landowner who was affected by the diversion filed a lawsuit against the Developer and the LOC, stating that he was being prevented from accessing his property. The Board sought bids to repair the damage, but the Developer chose to remove the old concrete box culvert and construct a new bridge. The culverts south of the bridge were removed and replaced with larger culverts, and the historic crossing downstream was abandoned and reclaimed so there will no longer be traffic driving through the creekbed. The Developer paid for a contractor to expedite the process.

Mark added that as the Developer, he had sent multiple covenant violation letters to the resident that lived up Ordway (Edward Myers). The landowner fought the violation

allegations. Pieloch inferred that the lawsuit filed by Myers was due in part to the ongoing effort to achieve covenant compliance.

Mark also explained that before the repairs, the bridge was insufficiently wide enough for safe vehicle travel and had no guard rails. He believed the Developer and the LOC could be held liable for any injuries caused by a vehicle going off the side of the bridge in its former condition. Mark stated the work was completed in Spring 2026 at a cost of approximately \$250,000. The landowner has refused to drop the lawsuit, and it is anticipated to go to trial in 2027.

Current Business

A. Road Maintenance and Repair (Presented by Richard Kollars)

Richard detailed the roadwork completed in June 2026, adding that some roads were not graded, but material may have been added. Overall, they hauled 105 loads of road material, approximately 1300 tons. The crew worked Eagle Canyon to Louis Caissey's place, Charbonneau to Floyd, all of Floyd. Cinnamon Bear was graded, no material was added. Some materials were added on portions of Beaverslide. Three (3) culverts were installed; 140' total. He noted that 40' of culvert was already owned by the LOC and used in this effort. Culverts along the main routes were cleaned out where possible. Major planks on the N. Fork Bridge were replaced as well. The work cost \$91,000. Richard also stated that there was brush work done to improve visibility and access. He encouraged members to let the Board know if there are areas that need clearing in the future. The crew will require permission from the landowner, but can definitely add approved sections to future road projects.

A landowner, Salina Hunter, wanted to note that Richard is currently working as an employee of Hunter Home Improvements, (the company responsible for the 2026 roadwork contract). She wanted to be sure there was full disclosure and avoid any conflict-of-interest concerns.

A landowner in attendance commented that speeding on the existing roads is still a problem, makes it hard for drivers to avoid collisions.

Mark noted that he has widened sections of Charbonneau to address this concern, but added that the LOC needs to address widening all the main loop roads. He stated that Lewis & Clark County states roads are required to be 25' wide. He stated that the LOC is going to have special assessments levied to pay for road widening throughout the subdivisions.

A landowner commented that our roads are private roads, not county maintained or owned. The road width is not applicable.

Mark replied that his perspective is based on legal advice.

A landowner asked when N. Fork will be graded/widened? Mark answered that the section they are asking about is a private in-holding and not a part of the LOC. As such, we cannot spend LOC funds on that portion of roadway.

A landowner asked why the LOC can't calculate the existing assessment costs based upon a sliding scale determined by the amount of roadway used by each individual landowner? Richard explained that beyond the fact that it would be a difficult task to calculate, he equated it to a gas tax – everyone pays the same percentage of tax when they fill the tank, regardless of whether they drive 12 hours a day, or once a month. It's divided equally among all the landowner.

Budget & Assessment Status (Presented by Randy Trefry)

Randy introduced the two budget spreadsheets attached to the agenda. The first showed the 2025/2026 budgets. The LOC showed line-item overages in Web Page maintenance and Snow Plow Services. He noted that the webpage budget was increased from \$500 to \$1200 to address increased costs in this area. Overall, the LOC came in \$40,795 under budget. With a carryover from 2024, the LOC ended 2025 with \$110,063 in surplus funds.

The 2026/2027 budget kept the same line items (with the exception of the web services). Budget figures were provided through June 30, 2026. He noted the legal costs for 2026 (as discussed above) have exceeded the line item for Legal Services. The document shows the LOC has spent its entire budget, but Randy noted that the second half assessment fees have not been included yet. With minimal additional expenses this year, we should still remain solvent

A landowner asked about Dumpster costs? Mark answered that the LOC had never had to pay any dumpster costs. Although the Board was considering a cost-sharing plan with the Developer, liability concerns caused the Developer to pull the dumpster from his property.

Richard added that there also exists an approximate \$20,000 savings fund set aside for emergencies in the LOC.

B. Developer's Report (Presented by Mark Pieloch)

Mark spoke about the road widening conducted on the start of Charbonneau, noting it cost the Developer \$50,000 to complete, but has added significant improvements to visibility in this section.

He also revisited the bridgework completed on Ordway and added that staining and painting are the only items remaining on the bridge before completion.

C. Nominations for 2026 Board of Directors (Presented by Liberty Beecham)

Liberty stated there are two positions available for the 2027 calendar year. First, the one-year Resident Director is available. Liberty noted that she is not interested in running for the position again. Kim Kollars nominated Salina Hunter for the position. Mark Pieloch nominated Mike Burcusa for the position

The second position is Director-At-Large, currently occupied by Randy Trefry. Salina nominated Randy for the position in 2027. Mark nominated his son, Nick, as well.

Mark provided some background on his son's qualifications. Nick is a landowner and has attended a couple meetings. He is 30 years old, a graduate of the University of Nebraska with a Business Administration degree. He has experience working as a loan officer in banking, and beginning in 2023 began building townhomes. By 2025, he had built over 112 homes in total. He has experience in dealing with the whole build process, as well as purchase, and management. He has participated in 2 HOA boards in Lincoln, Nebraska and offers a wealth of knowledge as well as a "get it done" attitude.

There were no other nominations.

Liberty reminded everyone that nominations will be open for two weeks.

Richard called the meeting over at 10:52 a.m.