

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

September 2, 2026

Call to Order: Richard Kollar called the meeting to order at 5:59 p.m. Mark Pieloch, Randy Trefry, Sharon LaFaver, and Liberty Beecham also in attendance. Kim Trefry taking minutes.

Approve Minutes from August: Mark moved to accept the minutes, as is. Randy seconded. All in favor, motion carried.

Legal Fee Invoices – Although the Board had previously agreed to approve legal fees up to a certain threshold, Sharon requested that all legal fee invoices be shared with all the Directors, so that they can see where the actual costs are being generated. Randy agreed to send out all legal invoices for review, but will not hold up approved payments.

Liberty noted that she had 5 new invoices that she had just collected from the PO Box. She detailed each one's cost, and purpose. Mark moved that all 5 be forwarded to the accountant for payment. Richard seconded the motion. Randy reminded everyone that the invoices are below the threshold needing a vote, and he will forward them for payment.

Legal Matters- Updates

Richard reported there has been no updates from the attorneys on the Ed Myers lawsuit. Mark stated that his attorney has requested that the LOC be removed as a party to the matter, but Myers has not agreed to date. Mark expects the matter to go to trial in Spring or Summer 2027.

Annual Road Maintenance –

Background: Hunter Home Improvement (HHI), the company that has conducted the road maintenance for the past few years, has submitted a proposal for a multi-year contract to the Board for consideration. The Board members deliberated on the matter, but did not reach a decision.

Richard stated that he believes a multi-year contract offers many benefits to the LOC. Specifically, it stabilizes the costs by helping to secure equipment rentals in a timely fashion. He pointed out that the grader we had anticipated using this year, became unavailable and cost the LOC additional monies to secure a replacement.

Sharon noted that Richard is an employee of HHI and should recuse himself from the discussion as she believes it is a conflict of interest. Richard disagreed, stating that he is a landowner/member, and has every incentive to seek the best cost-savings since he also pays assessment fees.

Mark stated that the Board only approves a 1-year budget, and cannot commit to a financial obligation that encompasses a multi-year obligation. Mark stated that based on his experience, he refrains from awarding all his jobs to one vendor, (80/20 rule)

knowing that dividing the work can protect him from unanticipated events (such as a business failure) that could disrupt his construction timelines. He also stated that Richard should refrain from the topic. Richard answered that when the Board is ready to choose a bid, he would refrain from the vote, but is entitled to provide his input on a topic under discussion.

Sharon added that there are state laws regarding Conflict of Interest, and he is in violation of those laws.

Liberty stated she is OK with accepting a 5-year contract. She suggested that the Board conduct an analysis of the specific costs from the last few years' worth of invoices to determine where the cost increases exist. Perhaps suggest a contract modification with a cap on cost increases based on historical trends.

Randy also thinks we need to consider countering with some annual caps to protect the LOC budget from the costs rising exponentially.

Volunteer Fire Department Donations – Status

Sharon noted that the annual donations to both the Wolf Creek/Craig and Dearborn Fire Districts had not occurred yet. Richard explained that the LOC has traditionally made \$500 donations to each district because fire fighting efforts in the subdivisions are covered by both districts. Mark stated that the LOC has had two significant fires in the past year, and the LOC is grateful for their efforts to preserve land and homes. He added that this budget item hasn't been increased in several years and moved to increase the budget from \$1000 to \$2000 for both 2026 and 2027. Randy seconded the motion, all in favor, motion carried. Kim will modify the current budgets to reflect this change. Randy will advise the accounting office to send donations to the two Fire Districts for the 2026 year.

New Business: Randy stated that he wanted to address Mark's comments from the Annual Meeting – specifically the announcement that the Board would be levying "Special Assessment" fees to widen roads.

Randy stated that the LOC roads are considered private, not county roads, and are thereby only required to be 20' wide. He further stated that he did not appreciate Mark broaching a subject at the Annual Meeting without any prior notice to the other Board Members. Randy reminded Mark that Special Assessment fees are specifically addressed in the LOC bylaws – and can only be initiated by Board Vote, and only in an emergency situation.

Mark responded that he believed the majority of landowners are unaware of the possibility of Special Assessment Fees, and that he wanted to make folks aware of this

possibility. He stated he was taking the initiative to educate landowners, and wanted his opinion on record.

Meeting Closed: Mark moved to close the meeting at 6:49 p.m. Liberty seconded the motion. All in favor.