

May 24, 2021

Fellow landowners,

Now is the time more than ever that you should stand up and be counted. I don't have a problem paying the fee of 400.00 yr, I think it's a bit extreme. I think 200.00 yr is more like it. The problem is under chairman Dennis Greany all this (not for the community) has been put into place. Mark Pieloch has used his lawyers and he paid the legal fees up to December of 2020, he did this to set the LOC to be in his favor. Ask yourself, Why would this guy put all the money into it unless he stands to benefit a lot from it.. as in kicking out the rift raft.. (he as actually said that) He owns many lots and is acquiring more. He will soon have the majority and it will not matter how anyone votes.. in case you don't know Mark Pieloch is a multimillionaire that lives in Florida, Looks down his nose at anyone is the backwoods or the mountain of Montana. (This is apparent the way he was at the last meeting) Dennis has paved the way along with Don Woody and other members of the board that voted right along with all the wishes and wants of the big city corporations' model.

We are not on the big city agenda, We are country people that want left alone.. Dennis likes to say that he wants property value to go up, well it will go up. I will tell you this if you are in that camp, Then don't complain when Uncle Sam comes along and raises your taxes, With the LOC at 400.00 Your taxes at 8 or 900.00 well its ridiculous to pay for a place to live off grid and in most cases "recreational property" 400.00 and we get nothing, I mean right off the top **\$23860.00** ..Non road spending. How much road could be fixed for that much money..????

Covenants,

6. USE OF ASSESSMENTS: Monies received by way of any assessments from the Grantees shall be used by the Missouri River Landowner Corporation solely for subdivision purposes, including without limitation, road and right-of-way maintenance.

If you feel that you want your money to go to;

1. 2000 office expenses, can be taken care of my other mean, even volunteers
2. 2730 D&O insurance (in case they get sued by landowners) There is advise on a letter from a lawyer that says MRR has no authority over ECR but they threaten the ECR and bill them.. Insurance in case they get sued, because they know they are corrupt.
3. 5,630 Reserve, In reserve but they cant grade the road twice a year as it supposed to be.
4. **10000 legal fees**, This is the one that should bother you more than any of the expenses. This is so they can take your land and your neighbors land. If you have a problem with your neighbor.. go try to talk to them..
5. 3,500 accounting?, and still spend 2000 in office expenses.

If you feel this is ok and how you want your money spent, disregard this letter...

I am sure the office expenses include the postage, envelopes and paper for the letter Dennis sent out to promote himself, denigrate other board members and myself. The looks of the letter Don Woody sent, it wouldn't surprise me if landowner paid for that too. Why do I think that, Well as you all may know I am the developers representative on the board. Don Woody called them (the developers) to complain about my language on the telephone call meeting.. There has only been one, first off, Don Woody wasn't on the call, so all he knows is what is told to him. I assume he and Dennis is buddy buddy, trying

to get me removed from the board because I am giving push back on their idiotic policy. If you think he is a good man, go look how he voted to stick it to all of us landowners..

Every letter I send comes out of my pocket, all on my own cause I am concerned about this Jackassery that Dennis is putting out.

So maybe you ask how you can help,,

There is a gofund me page, less than one thousand dollars are in it. I see a gofund me on a Cascade page for Covid relief that is well over 1000.00, from that community. But we can't even get enough to make a go at it, we had a lawyer that wanted a 5000 retainer to do what we need to fight this. Did I say there is less than 1000 in the account?

It would seem no one wants to get involved, no one wants to donate, But many will pay their landowner fee.. and fund the end of your neighbors. How many will stand and fight? How many will get involved. I hear all the time that people support what I am doing, Well actions speak louder than words.

Take a few min and write a letter to Dennis, Tell him to resign and let the people who care about the community take over. Right now I bet Dennis thinks there are only 3 people that are against him. He doesn't hear the voices of the majority, **because no one sends letters.** If he had a mailbox full he would understand he needs to go away. So write the letter, Tell him he needs to resign because he is not fit to be in that position. He only took the job because no one else would do it, He will say he was elected to chairman.. Just another one of his many lies., .. Write 2 of them send them to:

Dennis Greany
2701 Wells Fargo Dr
Great Falls, MT 59404

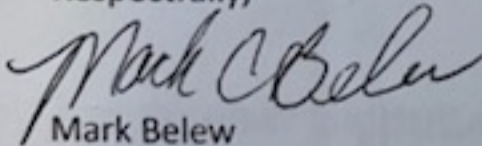
Send one to:
Missouri River Ranches & Eagle Canyon Ranches LOC
PO Box 162
Cascade, MT 59421

Take action today..

If you do not plan on being at the meeting, and I encourage you to go. Mid July time
But if you are not going to go, send someone your Proxy. Send it to me, Send it to someone you trust to vote your way. If you have already sent it to me, I thank you so much for it..

<http://www.landownersgroup.com/>

Respectfully,


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NO COMMENT

The Landowners are smart enough to figure this out