

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC  
P.O. BOX 313, FLORENCE, MONTANA 59833  
Monthly Meeting – Thursday February 26, 2026, 6:30 pm  
The Bears Lair II, Florence, MT

Meeting called to order: 6:30pm

**Attendance:** ("x" indicates in attendance)

**Board Members**

|                              |   |                |   |
|------------------------------|---|----------------|---|
| Kim Bauer – President        | X | Maddie Hayward | X |
| Casey Polly – Vice-President |   | Steve Hall     | X |
| Grace Gauthier – Treasurer   | X | Todd McCollum  |   |
| Donene Dillow – Secretary    | X | Ryan Hardy     | X |
|                              |   | Don Verrue     | X |

**ROLA Members**

|                                       |  |                      |
|---------------------------------------|--|----------------------|
| Rob Hayward – Architectural Committee |  | Rodney Pollette      |
| Paul Moore – Roads Committee          |  | Joe Bauer            |
|                                       |  | Shawn Garrison       |
|                                       |  | DeLon & Carol Potter |
|                                       |  |                      |

**Guests**

| Name            | Affiliation      |
|-----------------|------------------|
| NaDonna Stanley | Steve Hall guest |

**Board Housekeeping:**

**Any comments or issues from General Members**

- In an effort to streamline the agenda and complete meetings in a timely manner Association Members are asked to submit topics they would like to comment prior to meeting they would like to address. These requests will be handled in one of two manners:
  - The topic is part of a current agenda item. The Member will be asked to make their comments when the agenda item is covered.
  - The topic is NOT slated for the agenda. The Member will be allowed up to 10 minutes to make their comments. Each member will have the floor to speak, but there will not be any comments made by any Board member nor any Association Member at this time. If time allows this topic will open for discussion under New Business. If time does not allow discussion the topic will be added to a future agenda.

None

**Meeting Minutes**

- January 2026 Meeting Minutes approved via email: 2/10/26
  - Approval vote: 6-Yea, 0- Nay, 3-votes not cast
  - Minutes posted to Facebook page

## **Treasurer's Report – Grace Gauthier**

- February 2026 financials – p.4
  - Donene Dillow mentioned that the financials attached were missing the “transaction report” that was a previous Board request of the Treasurer. This will be included at future meetings.
    - Donene Dillow indicated that she and Grace had communicated about this and in the future Donene would try to remind Grace earlier that this report is needed.
    - The March meeting will include both the Jan/Feb and the Feb/Mar reports.
- Motion to pass February 2026 Treasurer's Report
  - Motioned by: Maddie Hayward
  - Seconded by: Donene Dillow
  - Vote result: Yea - unanimous
- 2026 Dues statements update
  - Mailed 2/9/26 along with newsletter
  - Approximately half of the invoiced dues have been received. The payment due date is March 1, 2026.
  - Donene Dillow provided the details of an email she received asking for billing clarification on billing sent to a duplex. The billing was sent to both owners listing the full amount due (\$175.00) however dues are based on lot not on addresses. This was clarified for the joint owners.
    - Donene also indicated this duplex isn't the only duplex recently sold (previously a single owner) that has either joint ownership or tenants in common ownership so this billing issue will need to be resolved for future billing cycles.
  - Kim Bauer received a phone call concerning a dues statement indicating road fees which should have indicated membership dues. This occurred on a couple of statements. She has spoken to the impacted owners concerning this mistake.
  - Grace Gauthier received an email requesting that the billing statement no longer reference a name of a person no longer living at the address. Grace will forward this request to Donene to ensure the master membership list also gets updated.

## **Correspondence**

- New member questions on dues statement - email to Secretary
  - See Treasurers Report section
- Dues question – phone call to President
  - See Treasurers Report section
- Removal of name from billing statement – email to Treasurer
  - See Treasurers Report section

## **Old Business**

1. Meeting ground rules discussion – Donene Dillow
  - a. All agreed this remains a good practice and felt the established ground rules were still applicable and adequate.
2. Member communication discussion/update
  - a. Email
    - i. Donene Dillow mentioned the communication from Maddie Hayward concerning the usage of email communication from the school and that it seems to work very well. Donene did point out that of course the school has paid staff to maintain the lists but it is worth a try.

- ii. A request for email addresses was included on the dues statement. Grace has received some which will be shared with Donene for inclusion on the master membership list.
  - iii. We will continue to request email addresses from members via newsletters, Facebook and during Clean up Days.
- b. Sandwich board
  - i. Kim Bauer discussed her idea to use sandwich boards at both east/west boundaries of the community to announce events, e.g. monthly meetings, clean up days etc.
  - ii. Steve Hall mentioned he thought this was a good idea if we could find places to set up that were not in the County right of way. They do get attention as we noticed in Lolo and other areas.
  - iii. Kim also mentioned that the Officers idea was to put these up and take them back down, i.e. a day or two before event and then day after event remove.
    - 1. A member in attendance thought this was a great way to handle since signs left out become ignorable, i.e. we no longer notice them when we drive by.
  - iv. Don Verrue mentioned the wording of announcements – speed limit of 50mph vs Lolo’s 35mph limits the ability to read the sign.
  - v. Showed a picture of the one Casey Polly found during his research that he thought would work well.
    - 1. Kim also expressed some concern about anchoring/locking them to something to inhibit theft. A member in attendance also stated this would help keep upright in windy conditions.
  - vi. Donene Dillow mentioned there is a restrictive covenant (1982 version, Article VII, Section 5) prohibiting advertising signs, bill boards or unsightly objects.... The group felt this was targeting business advertising and the sandwich boards did not fall under this prohibition especially since they would be put up/taken down in a timely manner.
  - vii. Placement of sandwich boards was also discussed.
    - 1. West end – corner of Eight Mile and Lower Woodchuck. Steve Hall will speak to the property owners
    - 2. East end – after a lot of discussion about Skyview Dr and/or Orchard Dr and the feasibility of attaining owner permission on these corners, Rodney Pollette/Donene Dillow offered their unused berm. This offer was accepted by the group as an easy solution a still a good location.
  - viii. Motion to use approximately \$280.00 to purchase sandwich boards for community event communications.
    - 1. Motioned by: Steve Hall
    - 2. Seconded by: Kim Bauer
    - 3. Vote result: Yea – unanimous
  - ix. Donene Dillow will ask Casey to order the sandwich boards based on this vote.
- 3. Cloud storage discussion – Kim Bauer
  - a. The ROLA laptop has a software called Carbonite Storage which is very archaic, only stored items produced/received on that laptop and had a cost associated with it. This subscription has been terminated and further the ROLA laptop has been put in storage.
    - i. The current Officers found it easier to use their personal computers with dedicated ROLA files and the dedicated ROLA gmail accounts.
    - ii. This switch and the recognition that better file management is needed started the brainstorming process of file storage including cloud based options.
  - b. Kim Bauer did some rudimentary research into Google cloud options.
    - i. Two options available:

1. Family account – allows 5 users, includes access to other products such as Google Drive, contains 1 terabyte storage and is a free product.
2. Business account – does have a cost associated with use. Cost is determined on the business product chosen and number of users.
- ii. Kim Bauer was unclear on exactly how we wanted to use this product and the number of users we would have.
- iii. Donene Dillow said she would like a solution that would allow not only the purpose of document storage which of course would be limited to Board access and a way for ROLA membership to access some “public” documents vs Facebook.
  1. Donene Dillow reiterated that usage of Facebook was in many cases controlled by Facebook with no recourse available to the user. Cited again that her Facebook account has been disabled by Facebook, although the only thing she did on the platform was HOA business.
  2. Kim Bauer felt this dual purpose would definitely require a business account.
- iv. Ryan Hardy mentioned that maybe what is needed for ROLA membership is a website.
  1. Maddie Hayward seconded this idea with the clarification that Google Cloud would be used for ROLA record retention with the 4 Officers listed as the users and a website for everything else.
  2. Ryan Hardy then mentioned that Google Drive could then be used for the entire Board work or committee work.
  3. A member in attendance stated no matter what be sure to do some form of backup of the files either to a hard drive or a thumb drive.
- v. Kim Bauer volunteered to continue doing some research on this topic.

## **Committee Updates**

1. Architectural Committee update – Casey Polly
  - a. No new requests
2. Road Committee update – Steve Hall
  - a. Paul Moore had a discussion with the County Commissioners concerning the policy on road signs and the cost burden that it places on the HOA. He believes this will make a future Commissioner meeting agenda for discussion.
  - b. Steve Hall brought up a situation on Riverview Dr. S. where the owner has placed large rocks and stakes in the road right away to prevent the snow plow from accidentally plowing the right of way when they do the road edge.
    - i. The Road Committee has concerns that these boulders/stakes are positioned and large enough to damage the plow but also any car that may slide into them in inclement weather.
      1. It is felt that the owner would then be liable for the damages.
    - ii. The Road Committee attempted contact with the owner but was not able to talk with them. They will attempt again.
    - iii. It was suggested that once the discussion has occurred the Road Committee summarize the discussion so a letter documenting the discussion can be provided to the owner and put in file.
  - c. The Road Committee recently evaluated road conditions and they seem to be deteriorating, many have multiple potholes and some with puddling along the sides.
    - i. Steve Hall is recommending that we proceed with gravel overlay and grading at this time recognizing that this most likely will result in two spring grading events versus one.

- ii. Kim Bauerr asked if we could delay this in hopes of only doing one event (approx. \$1500 plus gravel cost).
    - 1. Steve Hall could not answer this since so much depends on weather and ground moisture content but he fears that delaying would jeopardize the road crown.
  - iii. Those in attendance agreed the roads were pretty rough and to proceed with maintenance as necessary.
- 3. Business Application Committee update – Kim Bauer
  - a. No new requests
- 4. Newsletter update – Donene Dillow
  - a. Mailed 2/9/26 along with dues statements
  - b. Next issue – May 2026 so Clean-up day info can be included.

### **New Business**

- 1. Bereavement policy – Donene Dillow
  - a. This issue was discussed but never finalized into a policy by the previous board.
    - i. Donene Dillow mentioned that as she was organizing archived records the amounts spent on this issue tended to be exorbitant, in one case approximately \$300.00 for flowers.
  - b. Issue was discussed at the Feb. 2025, see minutes excerpt p.3
  - c. Kim Bauer mentioned she wasn't sure a policy was needed and that the Board could decide on a case-by-case issue.
    - i. Donene Dillow was adamant that if we provide any form a bereavement gift it should be applied consistently for all members. Others agreed with this need for uniformity.
  - d. To aid in discussion Donene Dillow volunteered to draft a policy which will be included in the March meeting agenda.

### **Request for any other new business?**

- 1. PO Box key – Kim Bauer
  - a. It was requested of the past president to produce the PO box key that was in his possession. To date he has not been able to find this key.
  - b. It has been discussed with the past President that the Board Officers did not feel that the cost to re-key the PO box should be paid by ROLA but rather the individual who lost the key.
    - i. Others at the meeting agreed this was not a cost the membership should absorb.
  - c. Donene Dillow will go to the post office and determine the process and cost to re-key the box. Additionally she will inquire as to the "owner" on file for this box and get this modified if needed.
  - d. A member in attendance asked if the mail was piling up since the key was missing. Kim Bauer clarified that we had two keys so even with one missing we can still get into the box.

### **Next Meeting:**

Thursday March 26, 2026, at 6:30pm, The Bear's Lair II, Florence MT

REGULAR MONTHLY MEETINGS: April 30, May 28, June 25, July 30, August 27, September 24, October 29, November NO MEETING, December 10

## **Motion to Adjourn**

Motion made by: Maddie Hayward

Seconded by: Donene Dillow

Vote result: Yea – unanimous

Adjournment at: 8:05pm

## **Parking Lot Items**

| Item Description | Responsible Party | Added to Parking lot (date) |
|------------------|-------------------|-----------------------------|
|                  |                   |                             |
|                  |                   |                             |
|                  |                   |                             |

| Long Term on-going project list                                                                                                   | Responsible Party | Description                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------|
| Sapphire Valley Estates & Upper Woodchuck Estates- updates                                                                        | Todd McCollum     | Reach out to Bill Scullion to attain updates and share with group                           |
| Newsletter 2026 – Jan(winter), Apr(spring), Jul(summer), Oct(fall)                                                                | Donene Dillow     | Along with committee members ensure quarterly newsletter developed and delivered to members |
| Cloud storage usage – research cost, feasibility & how to use, e.g Board collaboration, record storage, member communication, etc | Kim Bauer         | Continue research on products to store files and be a information location for membership.  |

Copied from February 27, 2025 ROLA meeting minutes New Business

4. Standardization of recognition of community members; e.g. sympathy floral arrangements
  - a. Todd McCollum mentioned that recently we had a member pass away (Clay Gregory) and he authorized the expenditure of money to provide flowers to the widow. This has been done in the past.
  - b. All attendance agreed that this was an appropriate action to take for members.
  - c. Donene Dillow did mention that she would still like a policy adopted to indicate what life events qualify, define qualifying relationships (e.g. flowers to a surviving spouse residing within the HOA) and put a spending cap on the expenditure.
  - d. Allie Wheeler also mentioned in the case of flowers it would be nice to use local florists.
  - e. A member in attendance also mentioned that the policy may want to include gifts to organizations of the family's choice (e.g. in lieu of flowers please donate to the American Cancer Society).

## Balance Sheet

Riverview Orchard Landowner's Inc.

As of February 21, 2026

| DISTRIBUTION ACCOUNT                  | TOTAL              |
|---------------------------------------|--------------------|
| Assets                                |                    |
| Current Assets                        |                    |
| Bank Accounts                         |                    |
| ROLA HOA GEN CHECKING (0828) - 2      | 2,062.81           |
| ROLA HOA ROAD FUND (2700) - 2         | 2,531.97           |
| ROLA HOA SAV CHECKING (5490) - 2      | 9,106.94           |
| <b>Total for Bank Accounts</b>        | <b>\$13,701.72</b> |
| Accounts Receivable                   |                    |
| Accounts Receivable                   | 18,444.00          |
| <b>Total for Accounts Receivable</b>  | <b>\$18,444.00</b> |
| Other Current Assets                  |                    |
| Undeposited Funds                     | 0.00               |
| <b>Total for Other Current Assets</b> | <b>\$0.00</b>      |
| <b>Total for Current Assets</b>       | <b>\$32,145.72</b> |
| <b>Total for Assets</b>               | <b>\$32,145.72</b> |
| Liabilities and Equity                | <b>\$32,145.72</b> |