

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday April 24, 2025, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:30 pm

Attendance: ("x" indicates in attendance)

Board Members

Todd McCollum – President	X	Joe Bauer	X
Casey Polly – Vice-President	X	Allie Wheeler	X
Kim Bauer – Treasurer	X	Maddie Hayward	X
Donene Dillow - Secretary	X	Bob Owen	

ROLA Members

Rob Hayward – Architectural Committee	X	Rodney Pollette	X
Paul Moore – Roads Committee	X	Bill Swendsen	X
Steve Hall – Roads Committee		DeLon & Carol Potter	X
		Shawn Garrison	X
		Terri Ruthruff	X

Guests

Name	Affiliation

Board Housekeeping:

Any comments or issues from General Members

- Members will be allowed up to 10 minutes to make their comments that are **NOT** on the regular agenda. 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. No discussions at all please. Please hold your comments to 10 minutes.
- The Board, under New Business, will address these issues and comments.
 - Approval of building (Miller property) – response captured under “New Business” #1
 - Approval of additions to out buildings? (Goddard property) - response captured under “New Business” #1
 - Policing approved businesses - response captured under “New Business” #5
 - Road grading - response captured under New Business # 2
 - Graffiti concerns – response captured under New Business #4
 - Past due HOA dues - response captured under “New Business” #6
 - General comments made, not requiring response.
 - Compliment to the Board for the job they have been doing and an apology for the way this person left the last meeting he attended.
 - Thanking Casey Polly and Paul Moore for the prompt removal of the tagging of signs that occurred throughout the neighborhood.

Meeting Minutes

- March 2025 Meeting Minutes approved via email: 4/5/25

- Approval vote: 7-Yea, 1-vote not cast
- Minutes posted to Facebook page: 4/5/25

Treasurer's Report – Kim Bauer

- April 2025 financials
- Kim Bauer explained that most of the current expenditures are for lawyer fees concerning consultations and work on storage container enforcement.
- It was mentioned that the Past President is getting communications from the bank again. The bank recently did an upgrade and somehow information is back association with the accounts.
 - Kim will contact the bank to get this corrected.
- Motion to pass April 2025 Treasurer's Report
 - Motioned by: Casey Polly
 - Seconded by: Donene Dillow
 - Vote result: Yea- unanimous

Correspondence

Todd McCollum received a member request for a Covenants Book, he will provide this to them.

Old Business

1. Storage container violations update – Casey Polly
 - a. Letters from the lawyer were sent to the O'Mallias and the Persons on 4/23/25.
2. 2025 Clean up Days – Donene Dillow, Maddie Hayward
 - a. Dumpster shift volunteers
 - i. There are still completely open slots Saturday and Sunday afternoon. Anyone can volunteer (not just Board members) just let Donene know.
 - b. BBQ volunteers needed
 - i. Donene described some of the tasks that volunteers would be performing. Again it was mentioned anyone can volunteer to help. See attached volunteer list for times and openings.
 - ii. One member mentioned the need to rent a Port A Potty. Donene confirmed this has already been done. See attached volunteer list for times and openings

New Business

1. Architectural Committee update
 - a. Todd McCollum emailed (4/22/25) the Goddards (319 Eight Mile Creek Rd) concerning the addition to an outbuilding that has been started.
 - i. A response was received from the Goddards with these topics:
 1. Why is an application is needed since the extension is only a chicken coop and there is other building being done within the HOA.
 2. Enforcement of manure piles and ownership of pigs.
 - ii. Todd emailed a response addressing all the topics brought forth.
 - b. Question raised concerning the Goddard extension of a different barn. Was this approved. Todd stated that no this did not get prior approval but the Goddards did submit an application once approached concerning the need for approval.
 - i. Kim Bauer then stated that this second "violation" seems deliberate since they are aware of the requirement because they just completed the first extension.
 - c. The Miller Architectural Application was discussed.

- i. Past minutes state that the approval was due to the failure of the Committee to respond within the 30-day period.
 1. Todd will research this issue. Copying correspondence to the rest of the Board to establish the timeline for this particular application process. This timeline is due to the rest of the Board no later than May 1, 2025.
 2. For transparency, Donene Dillow will forward the timeline to the member who has concerns with this building for their information.
 - ii. There was general discussion concerning the 30-day stipulation and what the Architectural Committee should be considering within its review (essentially repeated the concerns and discussion that occurred at the March meeting).
 1. Member present stated that in the past use of building was asked by the Architectural Committee and taken into consideration.
 - iii. Member concern that in the case of this specific building/business adjacent property values may be negatively impacted.
2. Road Committee update
 - a. Member concerns that grading will not occur this spring: small potholes turn into large potholes and road condition deteriorates quickly.
 - i. Paul Moore stated that grading has been completed 2x/year for the past 2 years.
 - ii. The last 2024 grading event occurred at the end of the year after a snowfall which meant the roads were damp.'
 1. This grading was a very good grading.
 - iii. Paul Moore and Steve Hall did drive all the roads within the HOA and although there is some potholing and washboard they decided it would not be beneficial to regrade at this time.
 - iv. Grading will occur, as needed, in 2025. Paul and Steve routinely evaluate road conditions.
 - b. A member requested that the "No Outlet" sign on Meadowview be replaced.
 - i. Donene Dillow responded that we have the sign she just hasn't gotten it installed yet.
3. Spring Newsletter – Donene Dillow/Maddie Hayward
 - a. The newsletter is ready. Will be sent out no later than mid-May.
 - b. One 2-sided sheet contains the following topics: Covenants' Corner – exterior maintenance and cleanliness stipulation, articles on the new trends in house paint colors, yard cleaning tips and a member submitted recipe.
 - c. A second 2-sided sheet with HOA BBQ and Clean -Up Days information will be included.
4. Graffiti
 - a. This tagging of signs and utility boxes was NOT gang related.
 - b. Paul Moore and Casey Polly determined the culprits (kids with time on their hands) and addressed it with the legal guardians. Neither Paul or Casey feel these offenders will engage in further tagging activities.
5. Policing of approved businesses
 - a. Allie Wheeler asked the question who is policing approved businesses?
 - i. She mentioned both the Miller auto repair and the Hayward goat farm next to her property.
 - ii. A member in attendance mentioned that auto repair does have some environmental concerns (used oil mgmt. etc.) that need to be addressed if the business is expanding.
 - b. It was mentioned that policing of businesses isn't part of the Board duties.
 - i. In response to the Miller concern it was stated that Mr. Miller did fulfill his obligation of his business application to have used oil barrels and spill containment materials.

- ii. Another member mentioned that in the case of the Miller business, he is only doing “niche” custom work and he does not do a large volume of business.
- iii. Allie Wheeler mentioned that at a previous meeting (November 2023) Casey Polly stated “if we can’t police our own who can we?”
 - 1. Allie Wheeler said this statement implies we have a responsibility to monitor approved businesses.
- iv. The Hayward goat farm was submitted as an example for policing by Allie Wheeler. Todd McCollum and other Board members reminded Allie Wheeler that goats and this particular goat ownership would not be discussed.
 - 1. Allie Wheeler then asked if the Haywards had submitted a business application.
 - 2. Multiple Board Officers chimed in stating the Hayward’s had not. Donene Dillow clarified this was inaccurate, in fact the Haywards have submitted a business application, however, to date, it has not been brought to the full Board for discussion.
- v. Casey Polly then asked her about her home business and if she had submitted an application. She stated that hers is not a home business but a business associated with her residence address (for State/County small business registration purposes.)
 - 1. Many Board members and other HOA members in attendance felt this was inconsequential and if a business is listing a residence within the HOA as its legal address an application should be submitted.
 - 2. Kim Bauer submitted a business application for her own home business to set an example that all home businesses should submit an application.
- c. During this conversation about businesses Allie Wheeler stated “This is crazy!” or “You all are acting crazy!” Casey Polly responded “The only crazy is across from me [Allie Wheeler]!” or “You’re the only one that’s crazy!” Allie Wheeler asked the Secretary to record this outburst and then responded to Casey Polly, ‘you can’t speak to me like that. This isn’t the first time you have yelled at me in a meeting.’[name – added for clarification]
 - i. Note – Donene Dillow (Secretary) is not a stenographer nor does she use shorthand in the recording of meeting minutes. Quoted statements were not captured within the minutes therefore all versions of the statements submitted to the Secretary are included.
 - ii. Due to the escalation of tempers and lack of decorum Donene Dillow interceded and asked all parties present to not say a word for a minute or so. She then asked Todd McCollum to move to the next agenda item.
- 6. A member asked if past-due notices for HOA fees were going to be sent.
 - a. Kim Bauer responded that yes they will be. Again with a reminder dues are due at the beginning of the year.
 - b. These notices will either be included in the newsletter mailing to members with fees in arrears or sent under separate cover in May.

Request for any other new business?

Next Meeting:

Thursday May 29, 2025, at: 6:30pm

The Bears Lair II, Florence, MT.

List of upcoming 2025 meetings: Jun 26- BBQ, Jul 31, Aug 28, Sep 25, Oct 30, Dec 11.

Motion to Adjourn

Motion made by: Kim Bauer

Seconded by: Casey Polly

Vote result: Yea - unanimous

Adjournment at: 7:37 pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates- updates (ongoing task)	Todd McCollum	Task reminder
2025 – Feb, May, Aug, Nov/Dec (ongoing task)	Maddie Hayward/Donene Dillow	Task reminder
Replacement of “No Outlet” and “Neighborhood Watch” signs on Meadowview	Donene Dillow	9/18/24