

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

Meeting called to order: 6:29 pm

Attendance: ("x" indicates in attendance)

Board Members

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

ROLA Members

Rob Hayward – Architectural Committee	X	Rodney Pollette
Paul Moore – Roads Committee	X	Joe Bauer
		Nat Kieres & Jaysee Bauer
		Terri Ruthruff
		DeLon & Carol Potter

Guests

Name	Affiliation

Board Housekeeping:

(Donene Dillow) FYI: You Tube video discussing groundwater quantity issues in the Ravalli & Missoula valleys.

<https://www.youtube.com/watch?v=oTv3kxfYXmU>

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.

>>Kim Bauer spoke with Bill Scullion (HOA to the east of ROLA) and he mentioned that multiple wells in his HOA have gone dry in the past year or so. Paul Moore mentioned he believes it is at least 4. Kim then asked Donene Dillow if she would be providing updates on the ROLA Well Depth study, these updates will be provided after each quarterly sampling.

>>Members in attendance had road items, see Committee Updates #2.

>>Member in attendance had a question on the storage container on a property, see Committee Updates #1.

>>Donene Dillow mentioned a note enclosed with a dues payment asking if ROLA would consider offering an electronic payment method. This was discussed as part of Old Business #2.

Meeting Minutes

- February 2026 Meeting Minutes approved via email: 3/11/26
 - Approval vote: 6-Yea, 0- Nay, 3-votes not cast
 - Minutes posted to Facebook page

Treasurer's Report – Grace Gauthier

- March 2026 financials – p.3-4
 - Grace Gauthier clarified that the transaction list shows monies going into the “Road Fund” this is inaccurate but she is struggling to get Quickbooks to accept changing the account name. All account totals listed on the Balance Sheet are correct.
- Motion to pass March 2026 Treasurer's Report
 - Motioned by: Todd McCollum
 - Seconded by: Casey Polly
 - Vote result: Yea – unanimous
- 2026 Dues statements update
 - Approximately twenty 2026 dues statements have not been paid to date.
 - Kim Bauer received a call from a member concerning past dues that are in arrears. Board members were in agreement since this member has had correspondence on this issue from the ROLA lawyer that this should continue to be managed through the lawyer. Kim will provide information to Dan Elsen (ROLA lawyer) for him to handle.

Correspondence

<<Kim Bauer received a call concerning dues in arrears. See Treasurer’s Report bullet 3

Old Business

1. Member communication discussion/update
 - a. Sandwich board
 - i. Sandwich boards ordered and received.
 - ii. Placement of sandwich boards
 1. West end – corner of Eight Mile and Lower Woodchuck. Steve Hall spoke with property owners, permission granted.
 2. East end – just west of Eight Mile Creek Rd and Mountain View Dr. South
 - iii. Member in attendance questioned what these boards would be used for, what they would say. Kim Bauer responded that the plan is to only use the boards for upcoming community events e.g. meetings or clean up days and the messaging would be simple so reading from a car would be possible. In addition, the boards would only remain in place a few days prior/after the event.
 - iv. Kim, Casey and Donene design messaging in time for the boards to be set up for the April meeting.
2. Cloud storage discussion – Kim Bauer
 - a. Kim presented Google Workspace information (p. 6)
 - i. Kim expressed that if we use Workspace there will be a need to determine the number of users.

- ii. Kim also thought that if Workspace is used for file management we may be able to move to a lower level in the future (less files would need to be uploaded each year).
 - b. Ryan Hardy mentioned that for communication purposes a method would be to link Google files to one of the ROLA officer emails. Then users can be invited to join the group.
 - c. Todd McCollum also mentioned Dropbox as an option.
 - d. Discussion of having a website as a landing page may work. Grace Gauthier mentioned the Squarespace is an easy platform to use and does allow for bill pay, announcement etc. but is not a solution for file storage since all info on the webpage is “open for viewing”
 - e. Donene Dillow reiterated that at least for Board records we need some way to segregate those records since not all of them should be readily open to ROLA member perusal (e.g. communications with the lawyer). Another way to handle this would be to put items on flash drives to be held by and maintained by each subsequent Board.
 - f. Electronic payment options were also discussed with Venmo, bank to bank transfer and other options discussed. Most in attendance thought this would be a good idea. Kim and Casey will investigate options further.
3. PO Box key – Donene Dillow
- a. The past president was unable to find the key assigned to him.
 - b. USPS staff recommended just getting another key since we still had one key in our possession (cheaper/easier to get a duplicate key than redrill the box).
 - i. Cost \$18.50 which will be billed to the past president for ROLA reimbursement
 - ii. Key was been ordered 3/3/26 and received 3/17/26.
4. Bereavement policy – Donene Dillow
- a. Initial draft attached for discussion – p.4
 - b. There was much discussion by the group concerning the need for this policy and also the need to provide a bereavement “gift”. In the end a decision was made that the Board would send a condolence card to surviving ROLA member when it is made aware that a member death has occurred. It was also decided that a small stock of blank bereavement cards would be held by the Secretary to aid in timely delivery.

Committee Updates

- 1. Architectural Committee update – Casey Polly
 - a. No new projects have been submitted.
 - b. A member in attendance asked about the storage container on Meadowview S that was required to be covered to be in compliance. Casey Polly responded he would confirm the due date for completion but he thought it was this summer.
 - i. Upon looking at records this container was to be covered by 2/15/26. Casey will be following up with the member involved. (This 1.b.i note added after the meeting – DD secy)
- 2. Road Committee update – Steve Hall
 - a. Situation on Riverview Dr. S. large rocks and stakes in the road right of way, resolved
 - b. A member in attendance thanked Steve Hall and Paul Moore for their assistance in removing these rocks.
 - c. A member in attendance questioned Steve on whether road grading would be performed. Steve responded yes that it had been started but conditions were to dry. ROLA is on Bill Walton’s schedule and it will be completed when his schedule and conditions allow.
 - d. Steve Hall was approached by a member who is upset with the road maintenance contractor (this is an ongoing issue). Steve told him that at this time ROLA Board would be maintaining the

relationship with the current contractor since he was significantly cheaper than other contractors and there have been no other negative issues brought forth.

- e. Casey Polly mentioned gravel remediation around mailboxes (building up the gravel to grade) will be performed this year.
- 3. Business Application Committee update – Kim Bauer
 - a. No new applications have been submitted.

New Business

- 1. Treasurer resignation
 - a. Grace Gauthier tendered her resignation as the Treasurer via email on March 22, 2026. She does want to remain on the Board.
 - b. Kim Bauer presented a proposal to fill this position with Jaycee Bauer.
 - i. Would like to encourage more members to participate for diversification but also younger members in the hopes the Board stays viable.
 - ii. Kim also mentioned that at this time Jaycee does not own the land on which her house sits, but owns the house, and she to date has not paid ROLA dues.
 - iii. Donene Dillow spoke in opposition of this proposal.
 - 1. Jaycee is not eligible for four reasons: (a) she is not a ROLA member which is defined as owning a lot. Lot indicates the plot of land not the structure on the land, (b) there is no open seat on the Board. Adding a member takes a modification of the Bylaws and a ROLA member vote, (c) to hold a Board Officer position the member must be on the Board, and (d) simple optics. Members reviewing actions of the Board must see that the Board is following the rules as outlined in the Bylaws and Restrictive Covenants.
 - iv. A member in attendance also spoke on this issue.
 - c. Casey and Kim will temporarily share Treasurer duties until a replacement is found.
 - i. Donene Dillow is not interested in doing Treasurer duties along with the Secretary duties. As per the Bylaws these are the only Officer positions that may be concurrently held by a single person.
 - ii. Casey will reach out to Don Verrue (who was not able to attend this meeting) to see if he is interested in becoming the Treasurer.
- 2. Board meeting frequency/schedule – Casey Polly
 - a. Casey proposed moving the meetings every other month.
 - i. This would reduce costs associated with the meetings and decrease board member time commitments.
 - ii. A member in attendance mentioned that if needed a meeting could be added or just Board members can meet for an issue.
 - iii. For the remainder of 2026 this would mean meetings would be April 30, June 25, August 27, October 29, December 10, January 2027 TBD.
 - iv. Many in attendance expressed agreement that this reduction in meetings was warranted.
 - b. Motion to reduce the number of yearly meetings to roughly every other month.
 - i. Motioned by: Casey Polly
 - ii. Seconded by: Todd McCollum
 - iii. Vote result: Yea – unanimous

Request for any other new business?

None

Next Meeting:

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

REGULAR MONTHLY MEETINGS: June 25, August 27, October 29, December 10

Motion to Adjourn

Motion made by: Kim Bauer

Seconded by: Casey Polly

Vote result: Yea - unanimous

Adjournment at: 8:00 pm

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), May(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.

Balance Sheet

Riverview Orchard Landowner's Inc.

As of March 22, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	2,412.81
ROLA HOA ROAD FUND (2700) - 2	8,519.47
ROLA HOA SAV CHECKING (5490) - 2	11,656.94
Total for Bank Accounts	\$22,589.22
Accounts Receivable	
Accounts Receivable	9,031.50
Total for Accounts Receivable	\$9,031.50
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$31,620.72
Total for Assets	\$31,620.72

Transaction List by Date
Riverview Orchard Landowner's Inc.
February 26-March 22, 2026

DATE	TRANSACTION TYPE	NUM	POSTING (Y/N)	NAME	MEMO/DESCRIPTION	ACCOUNT NAME	ACCOUNT FULL NAME	AMOUNT
03/04/2026	Payment	1069	Yes	Pollette, Rodney (RFE)		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	100.00
03/18/2026	Payment	4043	Yes	Tovas, Deborah		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	1052	Yes	Zimmer, Geri		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	3002	Yes	Solari, Kurt		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	3001	Yes	Wilton, Michael		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	4361155761	Yes	Garrison, Shawn		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	1006	Yes	Anderson, Timothy		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	2238	Yes	Boehrs, Roger		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	1090	Yes	Thompson, Diane		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	3200	Yes	Gevock, Duane		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	2796	Yes	Strong, Kevin		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	6456	Yes	Owen, Robert		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	197	Yes	Mapledorn, James		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	1900	Yes	Hayward, Robert		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	406	Yes	Moses, Jared		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	2622	Yes	Deshner, Wilmer		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	1544	Yes	Lukasik, Grayson		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	175.00
03/18/2026	Payment	4332954763	Yes	Baylor, Edwin		ROLA HOA ROAD FUND (2700) - 2	11000 Accounts Receivable	87.50
03/18/2026	Transfer		Yes		Road fund dues	ROLA HOA SAV CHECKING (5490) - 2	ROLA HOA ROAD FUND (2700) - 2	-1,200.00
03/22/2026	Payment	111	Yes	Blesterfeldt, Dana		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
03/22/2026	Payment	3451	Yes	Roland, James		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
03/22/2026	Transfer		Yes			ROLA HOA SAV CHECKING (5490) - 2	ROLA HOA ROAD FUND (2700) - 2	-150.00
03/22/2026	Transfer		Yes			ROLA HOA SAV CHECKING (5490) - 2	ROLA HOA ROAD FUND (2700) - 2	-75.00
TOTAL								\$1,912.50

ROLA recognition of community member bereavement policy

DRAFT

In an effort to show compassion to grieving families within the ROLA boundaries; the ROLA Board will make every effort to send condolences in a timely manner to the survivors. Once the Board has become aware of a ROLA owner death or immediate owner family member death, to include spouse, and child or parent living within the ROLA owner's residence, the ROLA Board will send condolence flowers/plant or in lieu of flowers/plant make a contribution in the deceased party's name to a charity/cause the family has selected. Regardless of the condolence form, the monetary expenditure will not exceed \$150.00. This policy authorizes this expenditure, without Board vote, once the Treasurer has confirmed that funds are available.

 20% off your first 3 months of Google Workspace. Offer valid for a limited time. Discount applied at check

Users

4



Starter

20% off for 3 months ⓘ

\$5.60 \$7**

4 users = \$22.40 / mo. (USD)

[Start a trial](#)

Starter includes:

-  **30 GB**
pooled storage per person*
-  Secure custom business email
you@your-company.com
-  Gemini AI assistant in Gmail
-  Chat with AI in the Gemini app
-  Video meetings, 100 participants
-  Google Vids AI-powered video creator and editor
-  Security and management controls

Standard

20% off for 3 months ⓘ

\$11.20 \$14**

4 users = \$44.80 / mo. (USD)

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All of Starter, and:

-  **2 TB**
65x more than Starter*
-  Secure custom business email
+ custom layouts and mail merge
-  Gemini AI assistant in Gmail, Docs, Meet, and more
-  NotebookLM with expanded access to features
-  Chat with AI in the Gemini app with expanded access to models and features
-  Video meetings with recording, noise cancellation, 150 participants
-  Appointment booking pages
-  eSignature with Docs and PDFs
-  Google Workspace Migrate tool for data migration

Plus

20% off for 3 months ⓘ

\$17.60 \$22**

4 users = \$70.40 / mo. (USD)

[Start a trial](#)

All of Standard, and:

-  **5 TB**
2.5x more than Standard*
-  Secure custom business email
+ eDiscovery
-  Video meetings with attendance tracking, 500 participants
-  Vault to retain, archive, and search data
-  Secure LDAP
-  Advanced endpoint management
-  Enhanced security and management controls