

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday September 25, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:30pm

Attendance: ("x" indicates in attendance)

Board Members

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

ROLA Members

Rob Hayward – Architectural Committee		Rodney Pollette
Paul Moore – Roads Committee		Brenda Polly
Steve Hall – Roads Committee		Shawn Garrison

Guests

Name	Affiliation

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.

Meeting Minutes

- August 2025 Meeting Minutes approved via email: 9/9/25
 - Approval vote: 5-Yea, 2-votes not cast
 - Minutes posted to Facebook page

Treasurer's Report – Kim Bauer

- August 2025 financials – p.4
 - Upon request from Casey Polly Kim added the transaction report for review.
 - Group agreed this was very helpful to see. Addition of this report will continue.
- Motion to pass August 2025 Treasurer's Report
 - Motioned by: Bob Owen
 - Seconded by: Casey Polly
 - Vote result: Yea-unanimous
- Dues in arrears update
 - Received 4 payments that were in arrears (see transaction report). These payments did include the penalties assessed.
 - To date the following member accounts are still in arrears: Robert Miller, Erin O'Neal and Timothy Sutton
- Donene Dillow requested that the Board revisit the purchase of food and drink at the monthly meetings.
 - Donene suggested that food continue to be purchased by the Board but drinks were each person in attendance responsibility.
 - Donene's concern is HOA accounts have decreased considerably in the last 21 months due to numerous reasons.
 - In her opinion the accounts balances should be allowed to rebound even if that happens in small increments.
 - Since member dues increases have been alluded to, Donene feels strongly that the Board should look at cost savings before asking for an increase, even with the understanding that ROLA dues are well below industry standard. (Note dues were last raised in March 2018.
 - This issue was originally brought forward by Allie Wheeler when the new Board took office in 2024, although her reasoning was different than Donene's.
 - Kim Bauer said she would compile meeting food/drink costs for further discussion.

Correspondence

- Title company request for pending sale – two received via email.
 - Fidelity Title for both – 5651/5653 Riverview Dr. N & 5581 Mountain View Dr. S
 - Kim Bauer proposed, since in all title company requests the Treasurer must verify dues have been paid, that the President forward title company requests directly to the Treasurer to handle.
 - Donene Dillow then mentioned that it would be much easier to track sales within ROLA if a spreadsheet was developed. Entries would be started at the time of title company requests and followed up on so new members get added to the membership lists and sent/delivered a welcome packet to include a Covenants book and welcome letter.
 - All were in agreement with this and the Treasurer and Secretary will work closely to ensure this new process is developed and followed.

Old Business

1. Storage container violations update – Casey Polly
 - a. Communication via our lawyer continue with the Persons. An Architectural Request for Approval form has been provided to them.

- b. O'Mailia Architectural Request has been approved and they have six months to complete the project.
- 2. Water Study update – Donene Dillow
 - a. To date no consent forms from selected site owners have been received (with the exception of Donene's).
 - b. Have had six members request to have their wells measured. To date 3 of these members have agreed to be study sites.
 - c. Study sites will be firmed up and this study will start in Q1 2026.
- 3. Board Election update – Bob Owen
 - a. Bob has agreed to be the chair of the election committee
 - i. Bob has formed his election committee which will include Steve Hall and Paul Moore.
 - ii. Donene Dillow has developed a "count certification" document for the committee to use.
 - b. Notice of election including preliminary ballot and request for nomination mailed 9/10/25.
 - i. Nominations must be received by 10/10/25.
 - c. Need to deliver ballot to each member 30-days prior to election.
 - i. In this case election would be the due date for ballots to be returned. Need decision for this date.
 - ii. Official ballot decisions: 1. ballot return date will be mid-Nov (30 days from when Donene Dillow can get them mailed), 2. The ballot will include an optional signature for those members who choose to sign their selections, 3. The new Board will be announced at the December meeting with the new term starting in Jan. 2026.

New Business

- 1. Architectural Committee update – Casey Polly
 - a. Still pending Rhoades – Todd will provide all paperwork to Casey for follow-up
 - b. Approved Kester and O'Mailia requests
- 2. Road Committee update (Paul Moore via Casey Polly)
 - a. Roads are looking pretty good at this point. Review of conditions will be performed as needed.
 - b. Snowplowing is set up with the same company from last year.
 - i. Steve Hall will continue to be the point of contact for this activity.
 - ii. There was a question whether there was contract for this work. There is not which is consistent with historical providers.
- 3. Business Application Committee update -Kim Bauer
 - a. Had one application from Grace Gauthier – horse therapy business which was approved.
 - b. The Business committee has been modified to include Kim Bauer (lead), Maddie Hayward and Donene Dillow

Request for any other new business?

None

Next Meeting:

REGULAR MONTHLY MEETING: Thursday October 30, 2025, at 6:30pm, The Bear's Lair II, Florence MT

List of upcoming 2025 meetings: Dec 11.

Motion to Adjourn

Motion made by: Casey Polly

Seconded by: Bob Owen

Vote result: Yea - unanimous

Adjournment at: 7:24 pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates- updates (ongoing task)	Todd McCollum	Task reminder
2025 –Nov/Dec (ongoing task) 2026 – Jan(winter),Apr(spring),Jul(summer),Oct(fall)	Donene Dillow/ Maddie Hayward	Task reminder
Replacement of “No Outlet” and “Neighborhood Watch” signs on Meadowview	Donene Dillow	9/18/24

Balance Sheet

Riverview Orchard Landowner's Inc.

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	1,936.54
ROLA HOA ROAD FUND (2700) - 2	1,656.97
ROLA HOA SAV CHECKING (5490) - 2	7,605.78
Total for Bank Accounts	\$11,199.29
Accounts Receivable	
Accounts Receivable	525.00
Total for Accounts Receivable	\$525.00
Other Current Assets	
Undeposited Funds	
Total for Other Current Assets	0
Total for Current Assets	\$11,724.29
Fixed Assets	
Other Assets	
Total for Assets	\$11,724.29
Liabilities and Equity	\$11,724.29

Transaction Report

Riverview Orchard Landowner's Inc.

September 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
ROLA HOA GEN CHECKING (0828) - 2								
	Beginning Balance				ROLA HOA GEN CHECKING (0828) - 2			1,066.80
09/04/2025	Expense		Stamps.com	HOA Leins	ROLA HOA GEN CHECKING (0828) - 2	Postage, Mailing Service	-50.00	1,016.80
09/11/2025	Expense		Staples	HOA 2025 Election	ROLA HOA GEN CHECKING (0828) - 2	Business Expenses	-68.26	948.54
09/17/2025	Payment	1801	Cather, Dana & Holly		ROLA HOA GEN CHECKING (0828) - 2	Accounts Receivable	247.00	1,195.54
09/17/2025	Payment	0041603790	Sutton, Chris		ROLA HOA GEN CHECKING (0828) - 2	Accounts Receivable	247.00	1,442.54
09/17/2025	Payment	617683	Farran, John		ROLA HOA GEN CHECKING (0828) - 2	Accounts Receivable	247.00	1,689.54
09/17/2025	Payment	Counter Check	Vacca, Julie		ROLA HOA GEN CHECKING (0828) - 2	Accounts Receivable	247.00	1,936.54
Total for ROLA HOA GEN CHECKING (0828) - 2							\$869.74	
TOTAL							\$869.74	