

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday July 31, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:31pm

Attendance: ("x" indicates in attendance)

Board Members

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

ROLA Members

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

Guests

Name	Affiliation

Board Housekeeping:

- Donene Dillow's (Secretary) Facebook was suspended by Facebook in June, reason unclear. For the foreseeable future other Officer's will be making the Facebook posts.

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.
- One member comment, discussion can be found under New Business #6.

Meeting Minutes

- May 2025 Meeting Minutes approved via email: 6/10/25
 - Approval vote: 5-Yea, 3-votes not cast
 - Minutes posted to Facebook page: 6/10/25

Treasurer's Report – Kim Bauer

- June 2025 financials – p.4
- Motion to pass June 2025 Treasurer's Report
 - Motioned by: Kim Bauer
 - Seconded by: Donene Dillow
 - Vote result: 6-Yea, 0-Nay
- July 2025 financials – p.5
- Motion to pass July 2025 Treasurer's Report
 - Motioned by: Kim Bauer
 - Seconded by: Donene Dillow
 - Vote result: 6-Yea, 0-Nay
- Annual dues in arrears – next steps
 - List of members in arrears – p.5
 - Kim detailed that at the beginning of her term as Treasurer she indicated that she disagreed with payment grace and that dues are due upon receipt.
 - New residents and current residents are informed concerning dues.
 - Kim did provide a 3-month grace period and then a reminder that Association dues were due was included in the Spring Newsletter to affected parties. Two payments were received based on this reminder, also a few payments were made during Clean up Days.
 - Kim would now like to serve lien notices to those residents who are still in arrears.
 - Requires a filing a form with Ravalli County (in person) and paying a \$5.00 fee.
 - Question: if late fees could be initiated in upcoming payment cycles. Answer: HOA's are not allowed to charge late fees in Montana.
 - It was also mentioned that in the past interest (12%) was charged on delinquent accounts.(1982 adopted covenants, Section 8)[reference looked up post meeting for inclusion in these minutes]. This is not allowed in Montana.
 - Question: Is there a fee associated with releasing the lien once payment is made. Answer: Yes but Kim was not sure of the fee.
 - Idea posed to charge a refundable fee on the dues invoices. If invoice is paid on time the fee is refunded.
 - Board members thought this would take modifying the fees section of the covenants but will do additional research to see if this is a viable option.
 - Motion to file liens against properties in arrears as of 7/31/25 and add lien processing fee to the amount due.
 - Motioned by: Casey Polly
 - Seconded by: Todd McCollum
 - Vote result: 6-Yea, 0-Nay

Correspondence

Todd McCollum received 2 calls concerning the Grizzley Internet work occurring. Wanted to know who to contact for remediation on damages. Todd contacted the Contractor project manager (PM) to discuss and the PM will contact the HOA homeowners directly.

- It was suggested that this contact number be published in the Summer Newsletter (will be sent in August) so the Homeowners can handle directly. Todd will confirm with the PM that his contact info can be disseminated.

- On 7/23/25 Todd McCollum received a call concerning the dumping of corral animal waste in the road easement (between property fence and road edge) at 5580 Cottonwood Dr. S. The dumping occurred on 7/22/25. Since he was not in the area, Todd asked Steve Hall (Road Committee) to visit the site. Steve witnessed the pile and spoke to the homeowner asking him to not dump additional material until the Board can determine if it is allowed. Todd called Ravalli County Roads, Ravalli County Health and Ravalli County Solid Waste seeking guidance on this issue. The pile has since been spread out in the easement. Resolution pending.
 - Kim Bauer and Donene Dillow expressed concern that Todd reached out Steve Hall but not another Board member. Todd explained he initially thought it was on the road and further Steve Hall has a lot of knowledge concerning not only roads but animal waste issues. Donene clarified that this is exactly why another Board member should be present, we need Steve's knowledge to be passed from Board to Board since he won't also be here to assist.
 - Maddie Hayward asked that in the future all issues brought up to the Board from the membership be shared so all members are "up to speed" on the issue. Simple text or email would suffice. Todd agreed.
 - The resolution issue will be shared with the Board.

Old Business

1. Clean up Days and BBQ closeout reports – Donene Dillow
 - a. Clean up Days
 - i. 65 loads dumped by 41 different members (addresses)
 1. By the end 5 dumpsters were full and the 6th was about ¾ full.
 - ii. Tires filled up in the first day.
 1. Member suggested we mention a member limit in the flyer to spread out usage. In 2024 we limited each member to 5 tires at the time of dumping but that did mean some had to haul tires away.
 - iii. A few members asked if there was a dedicated scrap metal bin. May want to look into this option for 2026.
 1. Bob Owen mentioned Jeff's Towing in Stevensville is doing recycling so this may be a good place to start in 2026.
 - iv. Board member shift coverage worked very well. One Board member asked for a substitute, one other Board member failed to show up for their shift. Special thanks to Ryan and Grace for taking a shift and to Casey who was on-hand every shift and used his tractor to compact the bins.
 - b. BBQ
 - i. Estimate: 25-30 people attended.
 - ii. The guest speakers were fantastic. Kellianne and Sarah from Ravalli Co. Weed Board and Shane with FWP Warden.
 - iii. Prize winners: DeLon Potter, Carol Potter, Shawn Garrison, Kurt Brunner, and Jacob Bartschi
 - iv. Cost
 1. Motion made/carried March 27, 2025 meeting to spend up to \$600.00.
 2. Original estimate was \$502.34.
 3. Actual spent was \$272.40 with some needed items donated and unused items returned.
 - v. Donene Dillow explained Costco's policy on the return of refrigerated items. They will refund the money but then the item is thrown out.

1. There was a lot of hotdogs left over. Donene Dillow and Rodney Pollette decided to purchase these hotdogs from ROLA and then donated them on behalf of ROLA to non-profit in Missoula which will use them to feed food insecure individuals.
 - a. Kim Bauer mentioned that this could have been put to vote and it may have been decided for ROLA to donate directly. Donene agreed but for expediency she and Rodney decided they could purchase and donate on behalf of ROLA.
2. Storage container violations update – Casey Polly, Bob Owen
 - a. Persons have been served with a court date.
 - b. OMailia is still in process.
 - i. They have indicated they will enclose the shipping container and have submitted an architectural request that is under review.
 - ii. Casey Polly asked Todd McCollum to follow since the Architectural discussion was started with Todd.
3. Water Study – Donene Dillow
 - a. Quick review of the Project for those were not involved in the previous discussions on this.
 - b. Discussed that a few things have changed including the site list/map and the dates and how owner request for measurement will be handled. When reviewed the project scope when owner requests were taken into account had become quite large – more work than Rodney Pollette and Donene Dillow (sampling volunteers) were able to perform.
 - c. Discussed that this project launch will be previewed in the Summer Newsletter and for those properties that are slated to be used as sample sites the additional information requests will be included in the same mailing as the newsletter to those specific owners. This is for cost savings on mailing.

New Business

1. Architectural Committee update
 - a. Transfer of duties
 - i. Casey Polly will now head this committee.
 - ii. The Architectural Review Application form has been updated to reflect this change.
 - b. Decision letter template created.
 - i. The decision letter has been added to the process. Once the Committee approves/disapproves the application it will be sent to the ROLA Secretary who will create the letter, which will be emailed to the applicant for their information and records.
 - ii. Additionally the Secretary will keep the application and letter in file.
 - c. New/Pending requests
 - i. Request from Pat Kester, Mountain View Dr. N for a 30'30' shop. Approved by Committee, notification pending.
 - ii. Don O'Mailia, 5532 Meadowview Dr. S for a structure around shipping container. Todd to follow up and forward all items to Casey.
2. Discussion on moving to one Lawyer for all tasks
 - a. Currently we are the client for two lawyers Dave Steele and Dan Elson
 - i. Dan Elson has only been working on items that may need litigation
 - b. Donene Dillow explained because Dave Steele does not litigate, with current events the HOA was forced to find a lawyer who could help in situations that may go to litigation. Donene, Kim Bauer and Casey Polly expressed their satisfaction with Dan Elson's services; he is responsive,

conservative and clearly states his guidance. Todd McCollum mentioned that if we change Dave Steele will still retain historical records so we may have to reach out to him.

- Motion to retain Dan Elson as the ROLA lawyer and release Dave Steele from ROLA services.
 - Motioned by: Donene Dillow
 - Seconded by: Bob Owen
 - Vote result: 6-Yea, 0-Nay
- 3. Road Committee update
 - a. Paul Moore shared with Casey that he has a meeting scheduled with the Grizzley Project Foreman. This ties in with Member Communications Todd received so he will get with Paul to coordinate.
- 4. Business Application Committee update
 - a. Kim Bauer asked if we need to communicate again to the ROLA Members that applications need completed for home businesses.
 - i. All agreed and this will be included in the Summer Newsletter.
- 5. Summer Newsletter
 - a. Donene Dillow has drafted.
 - i. Based on discussions in this meeting the draft will be modified.
 - ii. This newsletter will be mailed in August to all members
 - b. Question would it make sense to email this publication to the members. Answer yes it would save on mailing costs but the upkeep of email lists can be quite burdensome and there just isn't enough manpower on the Board to maintain.
- 6. Member in attendance commented on the Special Meeting. Mentioned that considers the issue a neighbor-to-neighbor dispute with both parties having seats on the Board. Question arises why is one of the Board member parties up for removal and the other isn't.
 - a. The Board Officers agree this is and always has been a neighbor-to-neighbor issue and we have said that from the beginning. The ROLA legal counsel agrees with this conclusion.
 - b. At a previous meeting one member asked Allie specifically about her Reddit posts then followed up with requesting the board to consider removing her from the board. A second member asked her to resign her seat which was denied so the second member asked for the Board to take actions to remove her.
 - c. The reasoning behind only one of the parties potentially being removed from the Board is based on the behavior of that individual.
 - i. Refusal to discontinue discussing the "goat" issue at monthly meetings after the decision was rendered that it would not be discussed further.
 - ii. The use of social media to air Board business and in essence put the Board on trial including the use of inflammatory language directed at the Board and individuals on the Board and their spouses. The board is of the opinion that this is a breach of ethical conduct as a board member which is grounds for removal.
 - 1. It was clarified that the social media in question could be confirmed as Ms. Wheeler based on photos of her property she posted.
 - iii. Ms. Wheeler had her legal counsel serve a demand letter to the Board which in the opinion of the Board Officers is a clear case of conflict of interest.
 - iv. There have been fiduciary ramifications – lawyer costs, increased mailings, nonproductive meetings.
 - v. These behaviors have been very detrimental to Board's ability move forward on issues that are slated to be looked at or work as a cohesive unit.
 - d. Maddie Hayward asked if she could speak on this matter.

- i. Stated that if the Board decides she needs to step down she would, her goal on being on the Board is to do what is best for the Board and the ROLA community.
- e. Question What happens if the vote result is for Ms Wheeler to retain her seat. Answer We honor the vote but it may entail conducting some team building. Continuance of the behavior will not be tolerated.
- f. Question with this being a Board seat election year could she be nominated to run again and can the nomination be refused. Answer Yes she can run again and No we cannot refuse the nomination.

Request for any other new business?

Next Meeting:

SPECIAL MEETING Thursday August 7, 2025, at 6:30pm, 449 Eight Mile Creek Rd – Shop Bldg.

REGULAR MONTHLY MEETING: Thursday August 28, 2025, at 6:30pm, The Bear's Lair II, Florence MT

List of upcoming 2025 meetings: Sep 25, Oct 30, Dec 11.

Motion to Adjourn

Motion made by: Todd McCollum

Seconded by: Bob Owen

Vote result: 6-Yea, 0-Nay

Adjournment at: 8:36pm

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

Balance Sheet
Riverview Orchard Landowner's Inc.
As of June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	4,929.98
ROLA HOA ROAD FUND (2700) - 2	1,656.97
ROLA HOA SAV CHECKING (5490) - 2	6,105.78
Total for Bank Accounts	\$12,692.73
Accounts Receivable	
Accounts Receivable	2,125.00
Total for Accounts Receivable	\$2,125.00
Other Current Assets	
Undeposited Funds	
Total for Other Current Assets	0
Total for Current Assets	\$14,817.73
Fixed Assets	
Other Assets	
Total for Assets	\$14,817.73
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-2,890.05
Total for Accounts Payable	-\$2,890.05
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	-\$2,890.05
Long-term Liabilities	
Total for Liabilities	-\$2,890.05
Equity	\$17,707.78
Total for Liabilities and Equity	\$14,817.73

Balance Sheet
Riverview Orchard Landowner's Inc.
As of July 26, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	5,654.98
ROLA HOA ROAD FUND (2700) - 2	1,656.97
ROLA HOA SAV CHECKING (5490) - 2	6,105.78
Total for Bank Accounts	\$13,417.73
Accounts Receivable	
Accounts Receivable	1,400.00
Total for Accounts Receivable	\$1,400.00
Other Current Assets	
Undeposited Funds	
Total for Other Current Assets	0
Total for Current Assets	\$14,817.73
Fixed Assets	
Other Assets	
Total for Assets	\$14,817.73
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-2,890.05
Total for Accounts Payable	-\$2,890.05
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	-\$2,890.05
Long-term Liabilities	
Total for Liabilities	-\$2,890.05
Equity	\$17,707.78
Total for Liabilities and Equity	\$14,817.73

Customer Balance Summary
All Dates

CUSTOMER	TOTAL
Cather, Dana & Holly	175.00
Farran, John	175.00
McCollum, Todd	175.00
Miller, Robert	175.00
O'Neal, Erin	175.00
Sutton, Chris	175.00
Sutton, Timothy	175.00
Vacca, Julie	175.00
TOTAL	\$1,400.00