

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday December 11, 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	Maddie Hayward	X
Kim Bauer – Treasurer	X	Bob Owen	X
Donene Dillow - Secretary	X		

ROLA Members

Rob Hayward – Architectural Committee	X	Rodney Pollette
Paul Moore – Roads Committee	X	Brenda Polly
Steve Hall – Roads Committee		DeLon & Carol Potter
		Shawn Garrison
		Ryan Hardy & Grace Gauthier

Guests

Name	Affiliation

Board Housekeeping:

After last meeting a call was placed to Justin (owner/manager Bears Lair) concerning the overlap with the other group meeting on Thursday.

- Justin was informed by his staff that the group has been overlapping with our scheduled time. He has spoken with the other group and they have agreed to find a different day to hold their meetings.
- Justin also mentioned that before he booked them he informed them they needed to be wrapped up by 6pm to allow staff a chance to set up for the next group (us). However, Justin is not at the restaurant on Thursday evenings so staff were not comfortable enforcing the time limit.

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

- October 2025 Meeting Minutes approved via email: 11/12/25
 - Approval vote: 4-Yea, 3-vote not cast
 - Minutes posted to Facebook page

Treasurer's Report – Kim Bauer

- November 2025 financials – p.4
- Motion to pass November 2025 Treasurer's Report
 - Motioned by: Todd McCollum
 - Seconded by: Casey Polly
 - Vote result: Yea - unanimous
- Dues in arrears update
 - Still two pending (1) \$247.00 and (1) \$72.00
 - Kim has asked that the new Board discuss next steps if these are not paid by year end.

Correspondence

- Email received by all the officers from the insurance carrier requesting an update pertaining to the claim we initiated for the demand letter pertaining to goat issues. At a previous meeting it was decided that if no legal actions were taken against the Board in this matter by December we would close this claim. Kim Bauer responded to the insurance carrier, via email, to proceed with closing this claim.

Old Business

1. Board Election results – Bob Owen
 - a. The following individuals elected for the 2026-2027 term Board of Directors
 - i. Casey Polly, Donene Dillow, Don Verrue, Grace Gauthier, Kim Bauer, Maddie Hayward, Ryan Hardy, Steve Hall, Todd McCollum,
2. New Board election of officers
 - Postponed to January meeting since not all newly elected Board members were in attendance.

Committee Updates

1. Architectural Committee update – no new requests
2. Road Committee update
 - a. Sign replacement on Meadowview still pending, however all materials needed to hang it have been purchased.
 - i. Installed December 15, 2025.
 - b. The roads were plowed recently to remove standing water/slush. Steve Hall (roads committee) requested this service to minimize damage to the roads.
 - c. The reappearance of potholes along Eight Mile Creek Rd have been reported to Ravalli County for repair.
3. Business Application Committee update – no new requests
4. Newsletter update
 - a. Sent out Friday 11/7/25.

New Business

1. 2026 monthly meeting dates

- a. Will continue to hold on the last Thursday of each month with the exceptions being no November meeting and the December meeting being in the second Thursday of the month.
- 2. Condolence flowers sent to Donna Farthing on Dennis' passing.
 - a. Task to develop a policy concerning condolence outreach was not completed in 2025. Reminder for new board to develop.
- 3. New member update
 - a. A spreadsheet has been started to track the sale of properties within ROLA and to track outreach to the new members (i.e. delivery of covenants booklet and welcome letter).

Request for any other new business?

Next Meeting:

Thursday January 29, 2026, at 6:30pm, The Bear's Lair II, Florence MT

REGULAR MONTHLY MEETING 2026: February 26, March 26, 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: Bob Owen

Seconded by: Kim Bauer

Vote result: Yea - unanimous

Adjournment at: 7:00 pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates & Upper Woodchuck Estates- updates (ongoing task)	Todd McCollum	Task reminder
Newsletter 2026 – Jan(winter),Apr(spring),Jul(summer),Oct(fall)	Donene Dillow/ Maddie Hayward	Task reminder

Balance Sheet

Riverview Orchard Landowner's Inc.

As of December 7, 2025

DISTRIBUTION ACCOUNT		TOTAL
Assets		
Current Assets		
Bank Accounts		
ROLA HOA GEN CHECKING (0828) - 2		3,249.83
ROLA HOA ROAD FUND (2700) - 2		1,656.97
ROLA HOA SAV CHECKING (5490) - 2		7,606.36
Total for Bank Accounts		\$12,513.16
Accounts Receivable		
Accounts Receivable		319.00
Total for Accounts Receivable		\$319.00
Other Current Assets		
Undeposited Funds		0.00
Total for Other Current Assets		\$0.00
Total for Current Assets		\$12,832.16
Total for Assets		\$12,832.16
Liabilities and Equity		\$12,832.16

Transaction List by Date

Riverview Orchard Landowner's Inc.

October 30-December 7, 2025

DATE	TRANSACTION TYPE	NUM	POSTING (Y/N)	NAME	MEMO/DESCRIPTION	ACCOUNT NAME	ACCOUNT FULL NAME	AMOUNT
10/30/2025	Check	1753	Yes	Bears Lair II	October HOA Meeting	ROLA HOA GEN CHECKING (0828) - 2	60900 Business Expenses:Meals	-334.56
10/30/2025	Check	1754	Yes	Walton Construction	Fall Road Grading	ROLA HOA GEN CHECKING (0828) - 2	62100 Contract Services	-1,500.00
TOTAL								-\$1,834.56