

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC  
P.O. BOX 313, FLORENCE, MONTANA 59833  
Monthly Meeting – Thursday March 27, 2025, 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 | Allie Wheeler  | X |
| Kim Bauer – Treasurer        | X | Maddie Hayward | X |
| Donene Dillow - Secretary    | X | Bob Owen       | X |
|                              |   |                |   |

**ROLA Members**

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

**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.

>No comments made

**Meeting Minutes**

- February 2025 Meeting Minutes approved via email: 3/11/25
  - Approval vote: 7-Yea, 1-votes not cast
  - Minutes posted to Facebook page: 3/11/25
- Board members please note: The March meeting minutes will be sent out promptly for review and vote with quick deadlines. (Donene vacation early April.)
  - March minutes will be posted to the Facebook site no later than April 7.

**Treasurer's Report – Kim Bauer**

- February 2025 financials – p.4
- Motion to pass February 2025 Treasurer's Report
  - Motioned by: Bob Owen
  - Seconded by: Casey Polly

- Vote result: Yea - unanimous
- March 2025 financials – p.4
- Motion to pass March 2025 Treasurer's Report
  - Motioned by: Maddie Hayward
  - Seconded by: Casey Polly
  - Vote result: Yea – unanimous
- Kim mentioned that to date there is approximately \$5000.00 unpaid association dues.
  - Association dues are due upon receipt.
  - Unpaid dues are considered delinquent at this time.
  - Kim did post on Facebook a reminder about dues and did receive numerous calls/emails asking for PO Box address etc.
- Kim highlighted that the March financials reflect payment of snowplowing and also the payment for the 6 dumpsters reserved for the June Clean up Days.

### **Correspondence**

- Received at the PO Box a renewal for the Directors & Officers liability insurance policy. The amount for this annual policy is \$1509.00 which is in the same ballpark as the 2024 policy.
  - It was decided that no motion was needed to pay this policy (routine bill) and there was no discussion concerning looking for a different carrier.
  - Kim will ensure the policy premium gets paid.

### **Old Business**

1. Event liability insurance update – Todd McCollum
  - a. Todd recapped what this policy is for
    - i. Event coverage including road maintenance and clean up days etc.
    - ii. The new quote received which updated the policy period but the quoted price stayed the same at \$2113.57
  - b. It was mentioned that at the February meeting both Board members and General members present thought an annual policy was the better way to proceed.
  - c. Motion to purchase the quoted annual General Liability Policy for \$2113.57.
    - Made by: Kim Bauer
    - Seconded by: Casey Polly
    - Vote result: Yea - unanimous
2. Storage container violations update – Casey Polly, Bob Owen
  - a. Motion made via email: Retain Dan Elsen (lawyer) to perform legal tasks associated with the continued enforcement of the shipping container violations within ROLA's boundaries.
    - Motioned by: Donene Dillow
    - Seconded by: Casey Polly
    - Vote result: 6-Yea, 2- votes not cast
  - b. Motion made via email: Approve funds to pay the lawyer retainer and for legal actions pertaining to shipping container prohibition enforcement not to exceed \$8000.00.
    - Motioned by: Donene Dillow
    - Seconded by: Casey Polly
    - Vote result: 6-Yea, 2- votes not cast
  - c. Casey Polly recapped that there is currently two pending violations and the members will be receiving letters from the HOA retained lawyer, Dan Elsen.

- i. Allie Wheeler asked about upper cost limit for the enforcement of this issue and at what point does it go to the membership for approval of additional funds.
  - ii. Casey Polly reiterated that in the motion the limit was set for \$8000.00 for the enforcement of these two pending violations.
  - iii. Todd McCollum responded to the second part of the question stating that as an elected board we represent the entire membership and as such have the discretion to approve funding so it would not go to the full membership for vote.
    - 1. It was also pointed out that all members have access to agendas, meeting minutes and to come to meeting or contact the Board members directly with questions/concerns.
  - iv. A member in attendance asked if this prohibition applied to all storage boxes.
    - 1. The Board explained that yes with a single exception of the blue storage container at the end of Meadowview Dr. S. which was grandfathered in since it was in place when the prohibition took effect in 2018.
- 3. 2025 Clean up Days – Donene Dillow, Maddie Hayward, Don Verrue
  - a. Dumpster shift volunteers
    - i. Please contact Donene Dillow with your shift preference or with questions.
      - 1. Shifts for Th/F 6/26&27 1:45-4:00pm and 4:00-6:15pm
      - 2. Shifts for Sa/Su 6/28 & 29 9:45am-12:00pm and 12:00-2:15pm
    - ii. General members are welcome to assist also.
  - b. Present event design and estimated budget (separate handout)
    - i. Handouts passed around showing the Cleanup Days and BBQ drafted flyers that will be included with the Spring Newsletter.
      - 1. No comments/changes offered on these.
    - ii. Motion made to spend up to \$600.00 for the Community BBQ.
      - Made by: Bob Owen
      - Seconded by: Casey Polly
      - Vote result: Yea - unanimous
  - c. BBQ volunteers needed
    - i. Please contact Donene Dillow if you would like to help or if you have questions.
    - ii. General members are welcome to assist also.
    - iii. Areas to assist: Setup, Breakdown, BBQ Cook, Games, Trash
  - d. Getting the word out
    - i. Included in mailing of Spring newsletter.
    - ii. Will be posted on the Facebook page
- 4. Standardization of recognition of community members; e.g. sympathy floral arrangements
  - a. There was some discussion around whether \$50.00 was enough in all cases and also if delivery was necessary (extra cost). The consensus was that which should have enough budgeted to allow for delivery since pickup & hand delivery was not always possible.
  - b. Motion made to spend up to \$75.00 for the purchase of bereavement items for community members.
    - Made by: Maddie Hayward
    - Seconded by: Bob Owen
    - Vote result: Yea - unanimous

## **2. New Business**

- 1. Architectural Committee update – Todd McCollum
  - a. Pending approvals: Thompson, Miller, Hall

- i. Still waiting for committee requested clarifications to be submitted for Thompson and Hall applications.
  - ii. Miller application
    - 1. Allie Wheeler brought up concerns if the requested building is being used for his approved business indicating an expansion of his building.
    - 2. Multiple Board members countered this with stating that this concern was outside of the stated Architectural Committee's power.
    - 3. There was also discussion concerning the clause that states if the Committee fails to approve/disapprove within 30-days after submission approval will not be required. Which is the case for the Miller submission.
    - 4. Donene Dillow clearly stated to Todd McCollum as the "lead" of this committee this 30-day caveat should be closely monitored and requests for additional information should be made in a timely manner with statements extending the 30-days based on when requested items are received by the committee. In other words, approval should NOT be granted because the committee allowed the 30-day period to expire.
    - 5. Among the committee members there was also discussion concerning the interpretation of the covenant clause "harmony of existing land ownership" (1979 adopted Covenants, Article VII, Section 5).
- 2. Road Committee update – Paul Moore
  - a. Paul Moore and Steve Hall inspected all the roads and all seem to be in decent shape, a few potholes but overall not bad. Based on this visual inspection, road grading will not occur at this time.
  - b. Paul Moore and Casey Polly removed graffiti that was found on numerous signs and utility boxes.
    - i. They also located the "hideout" of what appears to be kids. They found the pens used and some paint.
    - ii. Gang activity is not suspected in this graffiti since a google search of the lettering/symbol used indicated it is a cartoon.
  - c. Casey Polly reiterated if you see graffiti let the Board know so it can be promptly removed
- 3. Update on Sapphire Valley Estates hearing – Donene Dillow
  - a. Donene Dillow attended the March 12, 2025 oral argument hearing for the case Bitterroot River Protection Assoc. (BRPA) vs Ravalli County
    - i. The three lawyers directed their arguments directly to the presiding judge (Judge Lint). The lawyers presenting represented the BRPA (1), Ravalli County (1) and the Developer (Watsons) (1).
    - ii. There were 12-15 persons from the public (all from the area surrounding this proposed development) in attendance.
    - iii. The BRPA lawyer was well prepared and took the opportunity and time to present his case and also a rebuttal to opposing counsel presentations.
    - iv. BRPA lawyer argued intent of the legislative statutes concerning offsite impacts of proposed development and that this intent was not met, both the County and Developer lawyers argued that all sections of the county application were completed and that the County depends on other agencies oversight in some areas.

### **Request for any other new business?**

None

### Next Meeting:

Thursday April 24, 2025, at: 6:30pm  
The Bears Lair II, Florence, MT.

List of upcoming 2025 meetings: May 29, Jun 26- BBQ, Jul 31, Aug 28, Sep 25, Oct 30, Dec 11.

### Motion to Adjourn

Motion made by: Donene Dillow  
Seconded by: Bob Owen  
Vote result: Yea - unanimous  
Adjournment at: 7:33pm

### 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                     |
|                                                                         |                              |                             |

## Riverview Orchard Landowner's Inc.

### Balance Sheet

As of February 28, 2025

|                                   | TOTAL              |
|-----------------------------------|--------------------|
| <b>ASSETS</b>                     |                    |
| Current Assets                    |                    |
| Bank Accounts                     |                    |
| ROLA HOA GEN CHECKING (0828) - 2  | 3,004.82           |
| ROLA HOA ROAD FUND (2700) - 2     | 1,686.06           |
| ROLA HOA SAV CHECKING (5490) - 2  | 18,603.74          |
| <b>Total Bank Accounts</b>        | <b>\$23,294.62</b> |
| Accounts Receivable               |                    |
| Accounts Receivable               | 7,850.00           |
| <b>Total Accounts Receivable</b>  | <b>\$7,850.00</b>  |
| Other Current Assets              |                    |
| Undeposited Funds                 | 0.00               |
| <b>Total Other Current Assets</b> | <b>\$0.00</b>      |
| <b>Total Current Assets</b>       | <b>\$31,144.62</b> |
| <b>TOTAL ASSETS</b>               | <b>\$31,144.62</b> |
| <b>LIABILITIES AND EQUITY</b>     | <b>\$31,144.62</b> |

# Riverview Orchard Landowners Association

## Balance Sheet

As of March 23, 2025

|                                  | TOTAL              |
|----------------------------------|--------------------|
| <b>ASSETS</b>                    |                    |
| Current Assets                   |                    |
| Bank Accounts                    |                    |
| ROLA HOA GEN CHECKING (0828) - 2 | 7,405.12           |
| ROLA HOA ROAD FUND (2700) - 2    | 1,144.47           |
| ROLA HOA SAV CHECKING (5490) - 2 | 15,603.74          |
| <b>Total Bank Accounts</b>       | <b>\$24,153.33</b> |
| Accounts Receivable              |                    |
| Accounts Receivable              | 5,137.50           |
| <b>Total Accounts Receivable</b> | <b>\$5,137.50</b>  |
| <b>Total Current Assets</b>      | <b>\$29,290.83</b> |
| <b>TOTAL ASSETS</b>              | <b>\$29,290.83</b> |
| <b>LIABILITIES AND EQUITY</b>    | <b>\$29,290.83</b> |

| HOA BBQ Estimated Costs    |                  |               |            |                  | Budgeted: estimated 100 people                                      |
|----------------------------|------------------|---------------|------------|------------------|---------------------------------------------------------------------|
| Item                       | Unit size/number | per unit cost | # of units | Total            | Notes                                                               |
| Hot Dogs                   | 36/pkg           | \$ 16.49      | 6          | \$ 98.94         | total count 216 ea.                                                 |
| Hot Dog buns               | 24/pkg           | \$ 4.49       | 9          | \$ 40.41         | total count 216 ea.                                                 |
| Relish pack                |                  | \$ 10.99      | 1          | \$ 10.99         | Contains 2-ketchup, 1-mustard, 1 pickle relish                      |
| Soda - pepsi product       | 30/pkg           | \$ 15.00      | 1          | \$ 15.00         |                                                                     |
| Soda - Coke product        | 35/pkg           | \$ 20.00      | 1          | \$ 20.00         |                                                                     |
| Water                      | 16oz, 40/pkg     | \$ 4.00       | 5          | \$ 20.00         |                                                                     |
| Chips                      | 54/pkg           | \$ 21.00      | 2          | \$ 42.00         | individual packs, mixed flavors                                     |
| Cookies                    | 48-70 ea.        | free          |            | \$ -             | Donene will provide homemade                                        |
| Rice Krispie treats        | 40/pkg           | \$ 13.00      | 1          | \$ 13.00         | individual wrapped delete- money savings?                           |
| <b>Food Total</b>          |                  |               |            | <b>\$ 260.34</b> | <b>food total with all noted deletion \$247.34</b>                  |
| Paper Plates               | 200 ct           | \$ 20.00      | 1          | \$ 20.00         |                                                                     |
| Paper towels               |                  | free          |            | \$ -             | Donene will provide 2 rolls                                         |
| Hand Sanitizer             | 32 oz            | \$ 6.00       | 1          | \$ 6.00          |                                                                     |
| Port-a-Potty               |                  | \$ 93.00      | 1          | \$ 93.00         | Sweet Pea - 1 unit, 1 day                                           |
| Ice                        |                  | \$ 3.00       | 6          | \$ 18.00         |                                                                     |
| Propane                    | tank             | \$ 35.00      | 1          | \$ 35.00         | estimated                                                           |
| <b>Misc. Total</b>         |                  |               |            | <b>\$ 152.00</b> |                                                                     |
| Raffle Prize #1            |                  |               |            | \$ 20.00         | Bear's Lair gift card                                               |
| Raffle Prize #2            |                  |               |            | \$ 20.00         | Tap house gift card                                                 |
| Raffle Prize #3            |                  |               |            | \$ 20.00         | Brown's nursery                                                     |
| Raffle Prize #4            |                  |               |            | free             | Florence Vet Clinic (tentative)                                     |
| Raffle tickets             |                  |               |            | \$ 10.00         |                                                                     |
| <b>Raffle Total</b>        |                  |               |            | <b>\$ 70.00</b>  |                                                                     |
| Game prizes for kids       |                  |               |            | \$ 20.00         | Corn Hole, Ladder Ball                                              |
| "On-Hand Experts"          |                  |               |            | free             | Wildlife, invasive species, gardening, medicinal/edible wild plants |
| <b>Entertainment Total</b> |                  |               |            | <b>\$ 20.00</b>  |                                                                     |
| <b>Event Total</b>         |                  |               |            | <b>\$ 502.34</b> | <b>Event total with deletion \$489.34</b>                           |