RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday August 28, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:39pm

<u>Attendance:</u> <u>("x" indicates in attendance)</u>

Board Members

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

ROLA Members

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

Guests

Name	Affiliation

<u>Board Housekeeping:</u>

- Allie Wheeler resigned her seat on the Board August 6, 2025. Will discuss further later in the agenda - New Business #1
- Todd McCollum asked about data concerning well issues in the area, e.g. wells needing redrilled. Wondered if we could reach out to drillers to get the information on what they have been doing in the East Florence area.
    - Donene Dillow mentioned that they probably would not share this information, due to time to go through there work reports and/or customer privacy issues.
    - A member in attendance shared that Montana Tech has well study (well log) information available on the internet. Query well log information and the Montana Tech site should pop up.

<u>Any comments or issues from General Members</u>

- 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

- Jul 2025 Meeting Minutes approved via email: 8/10/25
  - Approval vote: 5-Yea, 2-votes not cast
  - Minutes posted to Facebook page

Treasurer's Report – Kim Bauer

- August 2025 financials – p.5
  - Casey Polly asked if any road grading had been performed/paid for. Kim responded yes twice both prior to the Grizzly fiber optic installation work.
- Motion to pass August 2025 Treasurer's Report
  - Motioned by: Casey Polly
  - Seconded by: Donene Dillow
  - Vote result: Yea – 5, Nay - 0
- Dues in arrears update – p.6
  - Liens have been filed with the county. No dues in arrears have been received since this filing.
  - A member in attendance asked when is the payment due. Kim replied immediately but the lien stated if not received by a listed date (Kim could not remember exact date but is Octoberish) then the process will proceed to the lawyer to file suite.
  - A member in attendance in attendance asked if the owners on the list are habitually slow pay. Kim indicated yes three of them are on the list every year.

Correspondence

None except some in reference to Old Business #2, will be discussed with that topic.

Old Business

1. Storage container violations update – Casey Polly
   a. The Persons were served Summons & Complaint paperwork.
      i. The HOA lawyer did receive a response from the Persons that they were out of town until early September and the container would be removed after their return.
      ii. General discussion around next steps in the process should the storage container not be removed in a timely manner.
   b. The O'Mallia's have submitted architectural paperwork for approval. They are opting to cover the storage container which will be completed by early February 2026.
2. Water Study – Donene Dillow
   a. Paperwork to participate in this study was included with the newsletter to the addresses identified to be study sites. Due date for paperwork to be returned is September 15. To date only a single response received, the member does NOT wish to participate.
   b. Have received 3 requests for and annual membership.
      i. Two members in attendance mentioned they were willing to be a study site.
   c. Since response has been lacking Donene is considering going to a volunteer site format. Donene's opinion is that this weakens the study slightly since it won't necessarily capture the entire community or the assumed "worse case" locations.
3. Newsletter
   a. Summer newsletter mailed/posted to FB 8/12/25
   b. Propose changed 2026 newsletter schedule

        i. Option 1: Stays Quarterly sent on this schedule, Jan (winter), April (spring), July (summer), Oct (fall)
        ii. Option 2: Triannual sent on this schedule, January (winter), May (spring/summer), September (fall)
        iii. Discussed options as a group it was decided to follow Option 1 with the caveat that an issue could be dropped if there was not content to fill.
        iv. Todd McCollum asked for the cost of producing the newsletter. Donene and Kim estimated $100.00 with the majority of that being postage costs.
    c. Do we need a Nov/Dec 2025 newsletter?
        i. Decided yes this is needed. Suggested content: Plowing information, winterization.
4. Open Insurance Claim
    a. Kim Bauer asked if we need to keep the insurance claim open that was initiated when the Board was served a demand letter by the Wheelers.
        i. Opening this claim and keeping it open is not costing the HOA any money.
        ii. The insurance agent checks with Kim routinely for status updates.
        iii. Discussed that we could close the claim but then if litigation from the Wheeler issue occurs we would need to reopen. This would then show as 2 claims in a 12-month period potentially increasing premiums.
        iv. Decision was made to keep this claim open. If nothing further happens concerning this issue Kim can close the claim on or after 12/15/2025.

New Business

1. Board vacancy and upcoming election cycle
    a. It was decided, since the current Board terms will expire in four months that the vacancy created by the resignation will not be filled.
    b. The election planning needs to start ASAP.
        i. The Board has traditionally been comprised of 9 directors.
    c. Donene Dillow suggested asking Bob Owen to head the election committee since he has been integral to the process in the past.
        i. Donene will reach out to Bob since he was unable to attend this meeting.
    d. Decided that Ballots with a return stamped envelope will be mailed to every member (this will NOT be paired with a newsletter to save postage).
    e. Todd McCollum requested that the Ballot include blanks for members to provide name, address, phone number, and email address.
    f. Individuals, present at the meeting, expressing interest in running for a Board seat: Casey Polly, Kim Bauer, Todd McCollum, Maddie Hayward, Ryan Hardy, Grace Gauthier, Donene Dillow

BOARD ELECTION INFORMATION (added to minutes by the Secretary, not presented at the meeting)

- The By-laws (adopted 2020) indicates that a mail-in ballot must be "secret" therefore Todd's request for personal information cannot be honored.
- Notification of mail in voting must be noticed 90-days prior to the vote and must include a preliminary ballot allowing for nominations for Board positions.
- The ballot must be delivered to each member 30 days prior to the election.
- The ballot must indicate the total number of responses required to meet the quorum requirement.
- The number of ballots voted meets or exceeds the quorum requirement.

2. Architectural Committee update
    a. Since last meeting 2 requests received and 2 approved. One for a fence and one for a shop building.
    b. O'Mallia request pending (see Old Business #1)
3. Road Committee update
    a. Casey will talk to Steve Hall (road committee) to reach out to the current contractor and confirm contract extension.
4. Business Application Committee update
    a. None received.

Request for any other new business?

None

Next Meeting:

REGULAR MONTHLY MEETING: Thursday September 25, 2025, at 6:30pm, The Bear's Lair II, Florence MT

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

Motion to Adjourn

Motion made by: Kim Bauer
Seconded by: Casey Polly
Vote result: Yea – 5, Nay- 0
Adjournment at: 7:30pm

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)	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 August 21, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	4,976.94
ROLA HOA ROAD FUND (2700) - 2	1,656.97
ROLA HOA SAV CHECKING (5490) - 2	6,105.78
Total for Bank Accounts	**$12,739.69**
Accounts Receivable	
Accounts Receivable	1,225.00
Total for Accounts Receivable	**$1,225.00**
Other Current Assets	
Undeposited Funds	
Total for Other Current Assets	**0**
Total for Current Assets	**$13,964.69**
Fixed Assets	
Other Assets	
Total for Assets	**$13,964.69**
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	**$16,854.74**
Total for Liabilities and Equity	**$13,964.69**

A/R Aging Summary Report

Riverview Orchard Landowner's Inc.

As of August 21, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Cather, Dana & Holly					175.00	175.00
Farran, John					175.00	175.00
Miller, Robert					175.00	175.00
O'Neal, Erin					175.00	175.00
Sutton, Chris					175.00	175.00
Sutton, Timothy					175.00	175.00
Vacca, Julie					175.00	175.00
TOTAL	**0**	**0**	**0**	**0**	**1,225.00**	**$1,225.00**