

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Tuesday October 29, 2024, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:32 pm

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	

ROLA Members

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

Guests

Name	Affiliation
Don & Mollie Verrue	Members
Dennis & Donna Farthering	Members

Board Housekeeping:

- Resignation of board member, John Snell. Call for nominations to fill vacancy.
 - Members are welcome to make nominations. Please use the Message feature on the Facebook site or email the Board at riverview.orchard.hoa@gmail.com
 - Three nominations were put forth at the meeting
 - Steve Hall – verbally declined nomination
 - Rob Hayward
 - Rodney Pollette
- Donene Dillow mentioned that two items were added to the parking lot due to lack of new information. These items are still being worked on and will be added back as agenda items once information is attained.

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.

>A member wanted the Board to know that they are delaying until spring the out building that has been previously approved by the Architectural committee. No dissenting issues brought up to this delay.

>A member requested that the Acting President step down or be removed from the Board. Reasons cited for this request; the President is not the type of person the community wants representing them due to personal

financial issues and an accusation of elder abuse related to the financial issues. The Board felt it would need more information to ascertain if further actions are necessary.

<Steve Hall mentioned the Eight Mile Creek Rd. speed study has been completed and results provided to the Road Committee. Further discussion under new business. Due to a Secretary error – didn't pencil in this topic under New Business – this item was not discussed prior to voting for adjournment. Steve Hall graciously agreed to postpone until the December meeting.

Meeting Minutes

- September 2024 Amended Meeting Minutes approved via email: 10/13/24
 - Approval vote: 5-Yea, 3-vote not cast, 1-board member resignation prior to vote
 - Minutes posted to Facebook page: 10/14/24

Treasurer's Report

- Report see attached
 - Todd McCollum and Kim Bauer outlined what each report was and how we would like to proceed with the shorter report being presented monthly and the longer/detailed report being presented quarterly. There was no comments on this proposal.
 - Kim Bauer also mentioned she continues to work on removing the remnant value that is from the Quickbooks conversion.
- Motion to pass September 2024 Treasurer's Report
 - Motioned by: Donene Dillow
 - Seconded by: Maddie Hayward
 - Vote result: Yea-unanimous

Correspondence

Todd McCollum – Letter received from a ROLA member concerning storage containers and hunting within the HOA boundaries.

- Allie Wheeler asked what is the underlying issue with having Conex boxes – numerous people responded they are unsightly.
- Steve Hall provided some history on why ROLA enacted a prohibition. One member put a conex box in the front yard by the street which others found unsightly.
- Todd McCollum also mentioned that conex boxes may be allowed if the Member chooses to ensure they blend with the surrounding structures.
- Casey Polly mentioned that the conex box mentioned in the letter is still there but the owner is aware that it must be removed or modified to blend with surrounding structures.
- Kim Bauer asked what the procedure was for moving conex boxes, is it difficult. Numerous parties mentioned that it is relatively easy a truck comes and picks it up and hauls it but the service can be pricey.
- Hunting was covered in the Fall newsletter edition. Todd McCollum did not feel this required a direct letter back to the member.
 - A member mentioned that there is a reward posted for information concerning the two bucks killed and left around Eight Mile Creek Rd. & Todd Lane.

Kim Bauer – Title company request for HOA information due to sale of 5506 Meadowview Dr. S.

- Completed by Todd McCollum and Kim Bauer.
- Todd McCollum mentioned that a second request for a different sale has been received and is being handled.

Old Business

1. Fall newsletter – Donene Dillow
 - a. Mailed 10/1/24 and posted to the Facebook site on 10/6/24.
 - b. Reminder if you have ideas for upcoming issues please send them to Donene and she will add them to “Newsletter idea list”.
 - i. Future newsletter items welcome from all members. To submit, please use the Message icon on Facebook or email roddonene@comcast.net.
 - c. Thanks again Maddie for getting the fall issue put together.
 - d. Future suggestion made by those in attendance
 - i. Covenants summary
 - ii. Highlight forms – architectural & business
 - iii. Covenants spotlight – conex boxes, junk cars
2. Covenants Summary document revisions – All
 - a. Review summary attachments (two) -attached
 - i. Board members need to review both versions for comments, revisions, merging of documents for discussion and hopefully finalization at the December meeting.
3. Architectural Form – All
 - a. Review form -attached
 - i. Board should be prepared to discuss and hopefully finalize at the December meeting.
4. Discussion on Board member responsibilities handout last meeting – All
 - a. Handout reattached for reference
 - b. No discussion needed.

New Business – not discussed

1. Business Committee – Casey Polly
 - a. Members
 - i. Maddie & Rob Hayward currently make up this committee
 1. Manage submitted forms and bring to meetings for Board discussion
 - b. Committee Process
 - i. Forms will be submitted for full Board discussion and approval/disapproval decisions.
 - ii. Form is already on the Facebook site. Suggestion to highlight in the Winter Newsletter.
 - iii. Member asked why this form is needed. Casey Polly responded that we want to formalize the process, review businesses and track businesses within the HOA.
 - iv. Donene Dillow mentioned that some businesses were grandfathered via a Member vote. She did not have the list handy but it is now attached to these minutes.
 - c. Allie Wheeler asked if Bitterroot Dairy Goats LLC (owned by the Haywards) has submitted a business form.
 - i. Casey Polly responded no.
 - ii. Allie Wheeler said she has a problem with this and with Maddie Hayward heading the committee.
 - iii. In an effort to remove the opposition to the Committee Head, Donene Dillow then asked Allie if she would like to head the committee and received a response of “no”.
2. Retaining a new lawyer for HOA needs? – Todd McCollum/Board Officers
 - a. Todd McCollum mentioned that he does not think there is a need for a new lawyer at this time. David Steel has been responsive in the past and done acceptable work for ROLA. There is a benefit to him being familiar with our HOA and the issues we routinely deal with.
 - b. Other members also mentioned that he is highly rated on the internet.

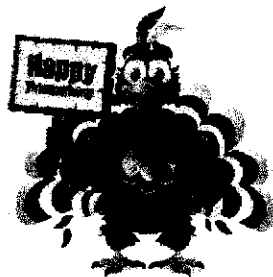
- c. One member did mention he does not perform litigation which may be a negative.
- 3. Street signage – Kim Bauer
 - a. Mountain View Dr.
 - i. Kim Bauer reached out to Allegra to order a green sign. She was told that Allegra will not print a green street sign since that is a County sign and recommended we contact the County.
 - ii. Kim Bauer then reached out to the County who informed her they will not replace the sign since the road is designated – County owned, Privately maintained.
 - b. Other information
 - i. Kim Bauer and Paul Moore will research Rice signs (used for other road signs) and other sign providers to get the Mountain View sign.
- 4. Shipping container survey performed
 - a. Bob Owen drove the HOA looking for shipping containers. It noted the following observations, which to date have not been pursued further.
 - i. 5402 Mountain View Dr. N - Shipping container and appears people are living in a camper
 - ii. 5629 Skyview Dr - Shipping container and appears people are living in a camper
 - iii. 5532 Meadowview Dr. S – Shipping container

Request for any other new business? Not discussed

Donene Dillow requested we discuss at least the January 2025 meeting so we can let Bears Lair know. January 30, 2025 was agreed to. At the December meeting the rest of 2025 dates will be discussed.

Next Meeting:

No November Meeting – Happy Thanksgiving
 Thursday *December 5, 2024*, at: 6:30pm
 The Bears Lair II, Florence, MT.



Motion to Adjourn

Motion made by: Todd McCollum
 Seconded by: Casey Polly
 Vote result: Yea - unanimous
 Adjournment at: 7:46 p.m.

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates- updates	Todd McCollum	5/30/24
Newsletter publish dates 2024 – Apr, Jun, Nov/Dec. 2025 – Feb, May, Jul, Nov/Dec (Ongoing task)	Allie Bethea	6/18/24
Replacement of “No Outlet” and “Neighborhood Watch” signs on Meadowview	Donene Dillow	9/18/24
Insurance event liability policy	Todd McCollum	10/26/24
Goat covenant issues meeting with legal council (as of 10/26/24 legal council has not responded to multiple meeting requests)	Board Officers	10/26/24

Riverview Orchard Landowner's Inc.

Balance Sheet Detail

As of October 21, 2024

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT	DEBIT	CREDIT	AMOUNT	BALANCE
ASSETS									
ROLA HOA GEN CHECKING (0828) - 2									
Beginning Balance									
10/07/2024	Expense		Geiszler Steele	Contract Services: Legal Fees		\$270.00		-270.00	1,962.35
Total for ROLA HOA GEN CHECKING (0828) - 2								\$ -270.00	1,692.35
ROLA HOA ROAD FUND (2700) - 2									
Beginning Balance									
Total for ROLA HOA ROAD FUND (2700) - 2									1,460.06
ROLA HOA SAV CHECKING (5490) - 2									
Beginning Balance									
Total for ROLA HOA SAV CHECKING (5490) - 2									20,602.21
Accounts Receivable									
Beginning Balance									
10/05/2024	Invoice	1000	Wheeler, Allison	Services		\$180.00		180.00	-20,107.15
Total for Accounts Receivable								\$180.00	-19,927.15
TOTAL ASSETS								\$ -90.00	\$3,827.47
LIABILITIES AND EQUITY								\$77,254.33	\$3,827.47

Note

\$77,254.33 Listed under Liabilities & Equity is that arbitrary number that is still hanging out from the initial startup of QB and the transition of desktop QB to web based QB

Riverview Orchard Landowner's Inc.

Profit and Loss by Month

January 1 - October 20, 2024

	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 1-20, 2024	TOTAL
Income											
Investments											\$0.00
Interest-Savings, Short-term CD	0.06	0.03	1.56	0.06		1.54			1.55		\$4.80
Total Investments	0.06	0.03	1.56	0.06		1.54			1.55		\$4.80
Other Types of Income			5,400.00		150.00						\$5,550.00
Program Income											\$0.00
Membership Dues	20,975.00		350.00		1,070.00						\$22,395.00
Total Program Income	20,975.00		350.00		1,070.00						\$22,395.00
Services										180.00	\$180.00
Total Income	\$20,975.06	\$0.03	\$5,751.56	\$0.06	\$1,220.00	\$1.54	\$0.00	\$0.00	\$1.55	\$180.00	\$28,129.80
GROSS PROFIT	\$20,975.06	\$0.03	\$5,751.56	\$0.06	\$1,220.00	\$1.54	\$0.00	\$0.00	\$1.55	\$180.00	\$28,129.80
Expenses											
Business Expenses	201.26			6,131.64			268.40				\$6,601.30
Meals	317.20	312.40	362.46	353.22		318.00	251.34	190.00	260.00		\$2,364.62
Total Business Expenses	518.46	312.40	362.46	6,484.86		318.00	519.74	190.00	260.00		\$8,965.92
Contract Services	1,050.00	700.00		4,670.00							\$6,420.00
Accounting Fees								200.00			\$200.00
Legal Fees	1,260.00							300.00		270.00	\$1,830.00
Total Contract Services	2,310.00	700.00		4,670.00				500.00		270.00	\$8,450.00
Operations		11.70	11.70				226.00				\$249.40
Books, Subscriptions, Reference			90.00	30.00							\$120.00
Postage, Mailing Service			17.00		81.60			84.00			\$182.60
Supplies					42.50	75.73					\$118.23
Total Operations		11.70	118.70	30.00	124.10	75.73	226.00	84.00			\$670.23
Other Types of Expenses											\$0.00
Insurance - Liability, D and O				1,509.00							\$1,509.00
Total Other Types of Expenses				1,509.00							\$1,509.00
Total Expenses	\$2,828.46	\$1,024.10	\$481.16	\$12,693.86	\$124.10	\$393.73	\$745.74	\$774.00	\$260.00	\$270.00	\$19,595.15
NET OPERATING INCOME	\$18,146.60	\$ -1,024.07	\$5,270.40	\$ -12,693.80	\$1,095.90	\$ -392.19	\$ -745.74	\$ -774.00	\$ -258.45	\$ -90.00	\$8,534.65
NET INCOME	\$18,146.60	\$ -1,024.07	\$5,270.40	\$ -12,693.80	\$1,095.90	\$ -392.19	\$ -745.74	\$ -774.00	\$ -258.45	\$ -90.00	\$8,534.65

Draft

Summary Of Key Points In Protective Covenants

The handbook of by-laws and covenants has a more detailed description of the requirements that must be met. This document is to be used as a quick reference and only states part of the requirements. It is the responsibility of each member to read all by-laws and restrictive covenants.

- All lots shall be used for residential purposes only. No businesses, trade, manufacture or other commercial activity shall be conducted. Small business' will be allowed as long as approved by the board of directors. (1982 adopted Covenants Section 1 & 2018 attachment to covenants C)
- Only normal family pets, 4-H project animals and cattle, horses and poultry are allowed. No swine or goats are allowed. No large-scale agricultural operations such as feed lots, dairy herds or poultry farms are allowed. Such pets and animals that are allowed are not permitted to become a nuisance or annoyance to neighbors. (1982 adopted Covenants Section 7)
- No noxious or offensive activities are permitted on any lot; nor shall the property be used in any way which may endanger the health or safety or unreasonably disturb the neighborhood. (1982 adopted Covenants Section 8)
- No wild bird or animal shall be trapped hunted or killed within the properties, except for the protection of life, limb or to prevent unreasonable property damage. (1982 adopted Covenants Section 15)
- No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties...until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to, and approved in writing, as to harmony of external design and location in relation to surrounding structures and topography by the... architectural control committee, etc. (1982 adopted Covenants Section 2)
- All sewage systems and water systems must be constructed per government regulations. (1982 adopted Covenants Section 9)
- All lots must be a minimum of 5 acres and cannot be divided into any less than 5 acres. (1982 adopted Covenants Section 1)
- No building shall be located on any lot closer than 75 feet to any street or roadway easement nor closer than 15 feet to any property line. (1982 adopted Covenants Section 4)
- New structures must be in harmony with existing structures. (1982 adopted Covenants Section 2)
- No outbuilding, garage, shed, tent, camping trailer, basement or temporary building shall be used for permanent or temporary residence. (1982 adopted Covenants Section 3)
- Mobile homes will not be allowed. (1982 adopted Covenants Section 20)
- No storage trailers, shipping containers or other similar storage units will be allowed. (2018 attachment to covenants D)
- Dues are \$100/year. Road maintenance fees are \$75/year. (2018 attachment to covenants A & B)

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC.
P.O. Box 313, Florence, MT 59833

SUMMARY OF KEY POINTS IN PROTECTIVE COVENANTS

The ROLA handbook of by-laws and covenants has a more detailed description of the requirements that must be met. This document is to be used as a quick reference and only states part of the requirements.

- No storage trailers, shipping containers, or similar storage units are allowed.
 - (2018 attachment to Covenants)
- Small businesses will be allowed as long as approved by the Board of Directors.
 - (2018 attachment to Covenants)
- Dues are \$100/year. Road maintenance fees are \$75/year.
 - (2018 attachment to Covenants)
- All lots must be a minimum of 5 acres and shall never be subdivided into parcels less than 5 acres.
 - (1982 adopted Covenants, Article VII, Section 1, page 7)
- All construction of new houses, additions, remodels, outbuildings, or barns as well as fences must be approved by the Architectural Committee prior to construction. Submitted plans must show the address, lot boundaries and size, adjacent roads, size of structures, property line setbacks, location of well and drain field, location of mercury light, and fences.
 - (1982 adopted Covenants, Article VII, Section 2, page 7)
- New structures must be in harmony with existing structures.
 - (1982 adopted Covenants, Article VII, Section 2, page 7)
- All new structures and/or additions must be completed within 6 months. Only fully completed residences shall be inhabited.
 - (1982 adopted Covenants, Article VII, Section 3, page 8)
- Duplexes are allowed if they are approved by the Architectural Committee.
 - (1982 adopted Covenants, Article VII, Section 3, page 8)
- No outbuilding, garage, shed, tent, camping trailer, basement or temporary building shall be used for permanent or temporary residence purposes.
 - (1982 adopted Covenants, Article VII, Section 3, page 8)
- The minimum building setbacks are 75' to street/roadway easement and 15' to any property line
 - (1982 adopted Covenants, Article VII, Section 4, page 8)
- Advertising signs, billboards, or unsightly objects are not allowed except those that are approved in writing by the Architectural Committee.
 - (1982 adopted Covenants, Article VII, Section 5, page 8)
- Each property owner is responsible for the exterior maintenance of their property. Properties should be kept safe, clean, neat and orderly without accumulation of waste or rubbish.
 - (1982 adopted Covenants, Article VII, Section 6, page 8)
- Only normal family pets, 4-H project animals, cattle, horses, and poultry are allowed. Swine and goats are not permitted. Large scale agricultural operations are not allowed.
 - (1982 adopted Covenants, Article VII, Section 7, page 8)
- Pets and animals shall be confined within the property of their owner and shall not be permitted to become a nuisance or annoyance to their neighbors.
 - (1982 adopted Covenants, Article VII, Section 7, page 8)

- Communal living and noxious or offensive activities are not permitted. No actions that endanger the health or safety of, or unreasonably disturb the neighborhood are allowed.
 - (1982 adopted Covenants, Article VII, Section 8, page 9)
- All sewage systems and water systems must be constructed per government regulations.
 - (1982 adopted Covenants, Article VII, Section 9, page 9)
- No trucks over 1 ton capacity or other unsightly vehicles are allowed unless parked in a garage or screened from view as approved by the Architectural Committee.
 - (1982 adopted Covenants, Article VII, Section 10, page 9)
- Property easements are present for public utilities. No fences or other obstructions should be constructed on easements.
 - (1982 adopted Covenants, Article VII, Section 11, page 9)
- Roads shall be dust oiled as and when required by local sanitary regulations.
 - (1982 adopted Covenants, Article VII, Section 12, page 9)
- No inoperative junk vehicles shall be permitted to remain on any property.
 - (1982 adopted Covenants, Article VII, Section 13, page 9)
- Hunting is not permitted. No wild bird or animal shall be trapped, hunted, or killed.
 - (1982 adopted Covenants, Article VII, Section 15, page 9)
- Burning outdoor fires without adequate on-site supervision is not allowed. A burn permit with Ravalli County is required prior to burning.
 - (1982 adopted Covenants, Article VII, Section 16, page 9)
- All outdoor yard lights, including mercury vapor lights, shall be limited to one per property and approved by the Architectural Committee prior to installation.
 - (1982 adopted Covenants, Article VII, Section 17, page 10)
- All irrigation and sprinkler systems must comply with government regulations relating to water supply, sanitation, and sewage disposal.
 - (1982 adopted Covenants, Article VII, Section 18, page 10)
- All driveways shall be a minimum of 10' wide.
 - (1982 adopted Covenants, Article VII, Section 19, page 10)
- Pre-engineered homes must be on a proper permanent foundation and must be reviewed and approved by the Architectural Committee.
 - (1982 adopted Covenants, Article VII, Section 20, page 10)
- Mobile homes are not allowed.
 - (1982 adopted Covenants, Article VII, Section 20, page 10)
- Two story houses must not be less than 800 square feet per floor and one-story houses must not be less than 1,000 square feet, excluding garage. All buildings must either have a full basement or a double car garage.
 - (1979 adopted Covenants, Article VII, Section 3, page 7)
- Mobile homes may be lived in for 6 months while a home is being built and must have full containment of sewage water.
 - (1978 restrictive Covenants, number 2, page 1)

RIVERVIEW ORCHARD LANDOWNER'S ASSOCIATION

PO BOX 313

FLORENCE, MT 59833

riverview.orchard.hoa@gmail.com - President

riverview.orchard.coin@gmail.com - Treasurer

Application to Architectural Committee

Article VII. Protective Covenants, Section 2

No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location the same shall have been submitted to, and approved in writing, as to harmony of external design location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Control Committee.

General Information

Applicant Name(s):

Street Address:

Date:

Proposed Architectural Plan

Proposed Addition:

Nature, kind, shape, height, materials to be used, and location:

****Please submit a drawing of plans and specifications that includes: Address, lot boundaries and size, adjacent roads, size of the structures, property setback lines, location well and drain field, location of mercury light (if present), and fences. For applicable regulations and setbacks, please refer to the ROLA handbook of by-laws and covenants.****

The Board Officers would like to take a few moments to discuss the function of the Board and duties inherent in serving on this board or really, any board. Since it's impossible to do a job well if you don't know what the job is, we felt we must take the time to ensure that every board member fully understands what's expected and needed of them, and then hold ourselves and other board members accountable. It should be noted that the duties of the Officers are in addition to these board member duties and are more specifically outlined in the current Bylaws & Restrictive Covenants.

Every board member has fundamental legal duties which include:

- **Duty of Care** — Each board member has a legal responsibility to participate actively in making decisions on behalf of the HOA and to exercise their best judgment while doing so.
- **Duty of Loyalty** — Each board member must put the interests of the HOA before their personal and professional interests when acting on behalf of the HOA in a decision-making capacity. The HOA's needs come first.
- **Duty of Obedience** — Board members bear the legal responsibility of ensuring that the HOA complies with the applicable federal, state, and local laws and adheres to its mission.

Our current mission statement supports these legal duties. As a reminder the first paragraph of the mission statement reads:

"The Board of the Riverview Orchard Landowners Association exists for the mutual benefit of all Members of the Association as defined in the Restrictive Covenants of the Association, as amended."

However, the legal duties are just the starting point. Boards in general and this board specifically has duties that go beyond the three legal duties. These include

- Attend all board and committee meetings and functions, such as special events.
- Be informed about the HOA's mission and policies.
- Review agenda and supporting materials prior to board and committee meetings.
- Serve on committees and offer to take on special assignments.
- Ensure your dues are paid in a timely manner to the HOA.
- Inform others about the HOA, i.e. advocate for the board and the HOA.
- Suggest possible nominees to the board who can make significant contributions to the work of the board and the HOA.
- Keep up-to-date on developments and issues pertinent to the HOA, e.g. development in the area.
- Follow conflict of interest and confidentiality policies
- Assist the board in carrying out its fiduciary responsibilities such as reviewing the organization's financial statements.

Casey, Kim, Donene and I are bringing this up because we NEED, the help of every board member. We, feel strongly, that having an active, engaged, and transparent board goes a long way in ensuring that our neighborhood stays a clean, desirable and nice place to live.

<https://boardsource.org/fundamental-topics-of-nonprofit-board-service/roles-responsibilities/>
<https://www.boardeffect.com/blog/10-basic-responsibilities-board-members/>
<https://boardable.com/resources/board-member-responsibilities/>

RIVERVIEW ORCHARD LANDOWNER'S ASSOCIATION
a/k/a
RIVERVIEW ORCHARD HOMEOWNER'S ASSOCIATION
P.O. Box 313
Florence, Montana 59833

A FEW FACTS AROUND ALLOWING BUSINESS FROM HOME

- Allowing business from home was decided in March 2005, by a mail ballot
- Business approved were:
 - Karla Wallace, Lower Woodchuck Road, produce/eggs
 - Leo Kohlman, Cottonwood South, motorsports & repair
 - Everett Harris, Cottonwood North, ranching
 - Don Verrue, daycare
 - O'Mallia, Meadowview South, fish farm/greenhouse
 - Wight, Meadowview South, Auto Repair
 - Karlson, Meadowview South, weed spraying
 - Hall, Meadowview North, wholesale distributing
 - Hisgrove, Meadowview North, Log truck business and repair
 - Ostheimer, Riverview North, vending service
 - McCollum, Mountainview South, computer based
 - Swanson, Orchard Lane, weed spraying

We need to consider these before voting on the Miller Auto Repair business. As you can see, we have already approved repair business, motor sports, log truck repair and weed spraying. These involve hazardous waste products, chemicals, auto repair, and motocross repair.

We need to decide on what basis we deny his request, or we leave ourselves open to litigation.

Bill