

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday October 30, 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		Rodney Pollette
Paul Moore – Roads Committee		Brenda Polly
Steve Hall – Roads Committee		Tony and Samantha Seitz
		Grace Gauthier & Ryan Hardy

Guests

Name	Affiliation

Board Housekeeping:

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.

None

Meeting Minutes

- September 2025 Meeting Minutes approved via email: 10/7/25
 - Approval vote: 6-Yea, 1-vote not cast
 - Minutes posted to Facebook page
- **NOTE:** September Meeting Minutes have been corrected to reflect the appropriate Treasurers report date that was motioned/approved. The agenda/minutes listed the report as August 2025 but in actuality the report(s) presented were September 2025.

Treasurer's Report – Kim Bauer

- October 2025 financials – pp. 4
 - Todd McCollum asked Kim about the transactions and why the monthly meeting costs were not listed. Kim will correct this oversight by pulling the transaction list to reflect from the previous month meeting date to the current month date the report is generated.
- Motion to pass October 2025 Treasurer's Report
 - Motioned by: Donene Dillow
 - Seconded by: Bob Owen
 - Vote result: Yea – unanimous
- Dues in arrears update
 - 2 still pending – Miller (Robert) paid the dues but not the associated “penalty” fees, Sutton has not paid anything.
 - These two liens will remain in place until HOA dues and assoc. fees are fully paid.

Correspondence

- None

Old Business

1. Storage container violations update – Casey Polly
 - a. Person storage container issue has been fully resolved via negotiations between the HOA lawyer and the Persons. The container has been removed.
 - b. O'Mailia submitted an architectural request that has been approved for covering the storage container. This project is in process and has a due date associated with the approval.
2. Board Election update – Donene Dillow
 - a. Ballots were sent via USPS to all members on Saturday 10/11/25.
 - i. 27 responses have been received to date.
 - b. Ballots must be received by Thursday November 13, 2025 for the votes to be counted.
 - c. Ballot return envelope going straight to Bob (Committee Chair).

Committee Updates

1. Architectural Committee update – Casey Polly
 - a. No new requests received. Three pending projects have all been started by the homeowners.
2. Road Committee update – Casey Polly (for Paul Moore)
 - a. All roads were graded in the past couple weeks.
 - b. Issues please reach out to Paul Moore or Steve Hall
 - c. Please don't use your own equipment to handle road issues. The HOA has contractors to handle these things.
3. Business Application Committee update
 - a. No new requests received.

New Business

1. January 2026 monthly meeting date & location? – Donene Dillow
 - a. Need a date if we want to reference in the upcoming newsletter, if not new Board can discuss in December as part of Board transition.
 - b. Last January Thursday is 1/29/25
 - i. Date discussed decided to meet 1/29/25. Donene Dillow will notify Bears Lair of this meeting.

- ii. Donene Dillow mentioned that Thursdays currently had some issues. (1) other group meeting at the Bears Lair prior to our meeting runs long some nights & (2) Thursday night football creates some parking issues.
 - 1. Group discussed felt the parking was a minor issue since it was short term and really the other group was minimal impact especially if we could request just having another table put in the area, i.e. eight tables so both groups had adequate room during the brief period of overlap. Donene Dillow will talk to Justin (Bears Lair manager) concerning this issue.
 - iii. Casey Polly recommended just setting 2026 schedule. Both Donene Dillow and Kim Bauer felt that this would be overstepping and that the new Board should perform this task once installed in December.
- 2. Newsletter draft for review – Donene Dillow
 - a. Draft copies provided to Board Officers for review, modifications or content changes. Comments due NOON 11/7/25, Donene will finalize and mail after this date. Mailing should occur no later than 11/12/25.
 - 3. Upper Woodchuck Estates subdivision proposal – Donene Dillow
 - a. Commissioner meeting held 10/21/25 to review/decide prelim plat application
 - b. 18 houses on 38.44 acres, lots range in size from 2.01-2.79ac, each with individual domestic well and septic.
 - c. Irrigation water will be taken from the Eight Mile Mutual Irr. Ditch
 - d. Due to new members being in attendance additional information was provided concerning development in our area (Sapphire Valley Estates) and in Ravalli county in general.
 - e. Todd McCollum mentioned he had spoken to Bill Scullion and Sapphire Valley Estates litigation is still with the County Judge. Until a decision is made no further work can be performed on this proposed subdivision.

Request for any other new business?

None

Next Meeting:

NO meeting in November – Happy Thanksgiving

REGULAR MONTHLY MEETING: Thursday December 11, 2025, at 6:30pm, The Bear's Lair II, Florence MT

List of upcoming 2026 meetings: January 29, 2026

Motion to Adjourn

Motion made by: Bob Owen

Seconded by: Casey Polly

Vote result: Yea - unanimous

Adjournment at: 7:28 pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates- updates (ongoing task)	Todd McCollum	Task reminder
2025 –Nov/Dec (ongoing task)	Donene Dillow/	Task reminder
2026 – Jan(winter),Apr(spring),Jul(summer),Oct(fall)	Maddie Hayward	
Replacement of “No Outlet” and “Neighborhood Watch” signs on Meadowview	Donene Dillow	9/18/24

Balance Sheet

Riverview Orchard Landowner's Inc.

As of October 25, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	1,954.89
ROLA HOA ROAD FUND (2700) - 2	1,656.97
ROLA HOA SAV CHECKING (5490) - 2	7,606.36
Total for Bank Accounts	\$11,218.22
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	\$11,537.22
Fixed Assets	
Other Assets	
Total for Assets	\$11,537.22
Liabilities and Equity	\$11,537.22

Transaction List by Date

Riverview Orchard Landowner's Inc.

October 1-25, 2025

DATE	TRANSACTION TYPE	NUM	POSTING (Y/N)	NAME	MEMO/DESCRIPTION	ACCOUNT NAME	ACCOUNT FULL NAME	AMOUNT
10/03/2025	Expense		Yes	Stamps.com	Stamps	ROLA HOA GEN CHECKING (0828) - 2	65000 Operations:65020 Postage, Mailing Service	-30.99
10/14/2025	Expense		Yes	Amazon	Mailing supplies for Election	ROLA HOA GEN CHECKING (0828) - 2	65000 Operations:65020 Postage, Mailing Service	-17.98
10/25/2025	Payment	Counter Check	Yes	O'Neal, Erin		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	247.00
10/25/2025	Payment	12481	Yes	Miller, Robert		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
10/25/2025	Expense		Yes	Elsen Law, PLLC	Review of Letters & other Questions	ROLA HOA GEN CHECKING (0828) - 2	62100 Contract Services:62140 Legal Fees	-92.40
TOTAL								\$280.63