

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday April 30, 2026, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:34pm

Attendance: ("x" indicates in attendance)

Board Members

Kim Bauer – President	X	Maddie Hayward	X
Casey Polly – Vice-President	X	Steve Hall	
Grace Gauthier – Treasurer		Todd McCollum	X
Donene Dillow – Secretary	X	Ryan Hardy	
		Don Verrue	X

ROLA Members

Rob Hayward – Architectural Committee	X	DeLon & Carol Potter
Paul Moore – Roads Committee		Rodney Pollette
		Brenda Polly
		Shawn Garrison

Guests

Name	Affiliation
Nicole Hennigfeld	Non-member, neighbor
Jaret Baucke	Renter within ROLA

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.
- Miss Hennigfeld asked if there was any interest in wildfire mitigation. She is in this field and would be happy to present at a meeting. This was further discussed under New Business #1. The Clean-up days team will reach out to ascertain her availability for the picnic.

Meeting Minutes

- March 2026 Meeting Minutes approved via email: 4/9/26
 - Approval vote: Yea - unanimous

- Minutes posted to Facebook page

Treasurer's Report – Kim Bauer

- New Treasurer status
 - Don Verrue agreed to fill this position but due to previous commitments he is unable to assume these duties until June 2026.
 - Kim Bauer will continue performing Treasurer duties until June.
- April 2026 financials – p.3-5
- Motion to pass April 2026 Treasurer's Report
 - Motioned by: Casey Polly
 - Seconded by: Donene Dillow
 - Vote result: Yea-unanimous
- 2026 Dues statements update
 - See Aging Report p.5
 - Past due statements will be generated and included in the Spring newsletter mailing to impacted members.

Correspondence

Kim Bauer received a phone call and a letter was also received from a member a request to be relieved from the road maintenance fee since he has routinely had the road in front of his residence oiled for dust reduction. Kim explained that the road maintenance fee is applied at a uniform rate for all lots that adjoin the non-dedicated roads. She also stated that the road fees are not used for oiling but for grading, general road maintenance and road snow plowing.

- Comments from the members present all were in agreement with this response and the additional comment that the road maintenance fee funds have never been used road oiling.
- The road committee will formally respond to this request within one week.

Old Business

1. Member communication discussion/update
 - a. Sandwich boards, in use for this meeting. Comments?
 - i. Maddie Hayward mentioned that the board at the corner of Mountain View Dr. S needs to be angled more for easier reading.
 - ii. Both visitors mentioned the Boards were how they became aware of the meeting.
 - iii. Casey Polly mentioned that placement of the Boards is somewhat dictated by the drainage ditches, i.e. there is limited level ground to place them on.
2. Cloud storage/Web page discussion – Kim Bauer
 - a. Kim Bauer did some additional research and is of the opinion that developing a website is the best solution moving forward.
 - i. There are many options to choose from e.g. Wix, Squarespace etc.
 1. Depending on the options desired an annual fee may be incurred, especially for a platform that has a storage option. These fees are very reasonable as an annual cost.
 - ii. These platforms support electronic payments. Kim also felt we should offer Venmo as a option for electronic payments.
 - iii. Kim Bauer and Maddie Hayward volunteered to do an initial web site/page design and present this to the Board for review.

- b. Motion made: To spend up to \$500 for the initial set up and year subscription of a ROLA website.
 - i. Seconded by: Casey Polly
 - ii. Vote result: Yea-unanimous

Committee Updates

- 1. Architectural Committee update – Casey Polly
 - a. Only one received for an addition to residence. Committee approved.
- 2. Road Committee update – Casey Polly
 - a. All roads have been graded in the past week.
 - b. Road fill (gravel/dirt) has been added around mailboxes where needed.
 - c. If you see a pothole please let the Committee know or come and grab some road fill from the excess pile by Casey Polly's house (by the most northern gate)
- 3. Business Application Committee update – Kim Bauer
 - a. None received.
 - b. Reminder made to group that if they have or have a neighbor operating a business from there property to please submit an application which can be found on the ROLA Facebook page.

New Business

- 1. Clean-up days update – Casey Polly
 - a. Information flyer (Event dates June 25-27)
 - i. Send with newsletter?
 - 1. Yes, due date to have to Donene Dillow for inclusion is 5/13.
 - ii. 2025 Event suggestions for inclusion on the flyer:
 - 1. Limit the number of tires from each residence, include this number on the flyer. Also list it as first come first served for tire disposal
 - 2. Set up a dumpster for scrap metal collection. Will need to find a place that will take this material.
 - b. Donene Dillow mentioned that the above suggestions were made by members utilizing the 2025 event.
 - i. Scrap metal collection will not be done. Return on investment is not currently there. In the future if a member wants to provide a trailer for accumulation and handle the transport to the recycler the Board felt that the limited funds received for the material would be used to compensate that member.
 - ii. Much discussion occurred concerning tire disposal. Comments ranged from removing the limit completely, having a 2 or 4 tire limit per lot, listing/not listing tire disposal info on the flyer, potential ramifications for not limiting tire disposal (Bitterroot Disposal refusing service to our event).
 - iii. It was agreed the tire decisions would be left with the Clean-up days organizing committee.
 - c. BBQ?
 - i. A recap of the costs and attendance of the 2025 BBQ were presented. Donene Dillow also reminded of the prep needed for this to occur.
 - ii. Comments ranged from not having the BBQ, a suggestion to have the BBQ every other year, limiting the food scope and whether that would impact families with children from attending.
 - iii. Start time was also discussed with 5:30pm being settled on to start the picnic. Date is confirmed for Thursday June 25.

- iv. One member in attendance specifically reminded the Board that this event is not just about keeping the ROLA community cleaned up but to build community within the membership.
- v. It was decided to scale the food back this year to light snacks and non-alcoholic drinks.
- vi. Instead of BBQ this will be a Picnic.
- vii. Motion made: To spend up to \$400 for needed picnic items.
 - 1. Seconded by: Todd McCollum
 - 2. Vote result: Yea-unanimous
- d. Attendant shifts, volunteers
 - i. The committee will distribute a attendant shift sign-up via email.
 - ii. Kim Bauer reminded all Board members covering at least one shift of this event is a requirement or the Board member may find a suitable replacement attendant for their shift.
- e. Status for June meeting due to event overlap
 - i. No meeting – picnic will replace
 - ii. Guest speakers will be presenting during the picnic portion.
 - iii. All in attendance who participated in the 2025 BBQ agreed the guest speakers were very good!
- 2. Spring newsletter update – Donene Dillow
 - a. Newsletter drafted. Topics were covered and a few suggestions were made which will be adopted or put on the “future newsletter topic” list.
 - b. Newsletter will be mailed so receipt by members will be in late May.
- 3. Insurance renewal – Kim Bauer
 - a. The D&O policy recently auto-renewed. Cost is consistent with previous years.
 - b. The general liability policy that was purchased in 2025 is also due for renewal. This policy was not set up to auto-renew since the Board wanted to ensure it was reviewed this year.
 - i. Explained this policy is to cover any situations that arise from ROLA events e.g. gravel addition to the road, clean-up days, etc
 - ii. Discussion ensued on whether to maintain this coverage. Consensus was that this was needed to protect members performing tasks or hosting events on their property.
 - iii. Donene Dillow did mention she liked the idea of putting this policy on auto-renew also but felt every 3-5 years both policies should be thoroughly reviewed and a price comparison with other vendors should be performed.
 - iv. Motion made by Kim Bauer To renew the general liability insurance policy and to set up the account to auto-renew for continued coverage into the future.
 - 1. Seconded by: Casey Polly
 - 2. Vote result: Yea-unanimous

Request for any other new business?

None

Next Meeting:

No formal meeting in June. Please plan on attending the picnic on June 25 @ 5:30pm. More information can be found on the Facebook page or in the Spring Newsletter or on the Clean-up Days event flyer.

REGULAR MONTHLY MEETINGS: August 27, October 29, December 10, January/February 2027 TBD

Motion to Adjourn

Motion made by: Casey Polly

Seconded by: Donene Dillow

Vote result: Yea-unanimous

Adjournment at: 7:50pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)

Long Term on-going project list	Responsible Party	Description
Sapphire Valley Estates & Upper Woodchuck Estates- updates	Todd McCollum	Reach out to Bill Scullion to attain updates and share with group
Newsletter 2026 – Jan(winter), May(spring), Jul(summer), Oct(fall)	Donene Dillow	Along with committee members ensure quarterly newsletter developed and delivered to members
Cloud storage usage – research cost, feasibility & how to use, e.g Board collaboration, record storage, member communication, etc	Kim Bauer	Continue research on products to store files and be a information location for membership.

Balance Sheet

Riverview Orchard Landowner's Inc.

As of Apr 21, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	3,821.80
ROLA HOA ROAD FUND (2700) - 2	6,106.97
ROLA HOA SAV CHECKING (5490) - 2	7,607.50
Total for Bank Accounts	\$17,536.27
Accounts Receivable	
Accounts Receivable	5,992.50
Total for Accounts Receivable	\$5,992.50
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$23,528.77
Total for Assets	\$23,528.77
Liabilities and Equity	\$23,528.77

Transaction List by Date
Riverview Orchard Landowner's Inc.
March 23-April 21, 2026

DATE	TRANSACTION TYPE	NAME	MEMO	ACCOUNT NAME	ACCOUNT FULL NAME	AMOUNT
03/26/2026	Payment	Hardy, Ryan		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
03/26/2026	Expense	Bears Lair II	ROLA HOA March Meeting	ROLA HOA GEN CHECKING (0828) - 2	60900 Business Expenses:Meals	-442.37
03/31/2026	Deposit			ROLA HOA SAV CHECKING (5490) - 2	45000 Investments:45030 Interest-Savings, Short-term CD	0.56
04/01/2026	Payment	Bauer, Joseph (2)		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	350.00
04/01/2026	Payment	Glockner, Robert		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
04/01/2026	Payment	Granger, Larry		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
04/01/2026	Expense	Amazon	Sandwich board supplies / Sympathy cards	ROLA HOA GEN CHECKING (0828) - 2	65000 Operations:65040 Supplies	-135.21
04/08/2026	Payment	Hall, Lisa		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
04/08/2026	Payment	Person, Douglas (2)		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	350.00
04/08/2026	Payment	Farran, John		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
04/08/2026	Payment	Martin, Ken (2)		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	350.00
04/08/2026	Check	Donene Dillow	ROLA HOA P.O. Box Key Replacement Reimbursement	ROLA HOA GEN CHECKING (0828) - 2	65000 Operations:65020 Postage, Mailing Service	-18.50
04/08/2026	Check	Bitterroot Disposal	2026 ROLA CLEAN UP DAYS 6-30yrd Dumpsters	ROLA HOA GEN CHECKING (0828) - 2	60900 Business Expenses	-5,868.60
04/08/2026	Invoice	McCollum, Todd		Accounts Receivable	Services	18.50
04/08/2026	Transfer			ROLA HOA GEN CHECKING (0828) - 2	ROLA HOA ROAD FUND (2700) - 2	-4,800.00
04/15/2026	Payment	Vacca, Julie		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
04/15/2026	Payment	Miller, Robert		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	247.00
04/15/2026	Payment	Hopcroft, Patrick		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
04/15/2026	Payment	Swendsen, William		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	100.00
04/15/2026	Payment	Cather, Dana & Holly		ROLA HOA GEN CHECKING (0828) - 2	11000 Accounts Receivable	175.00
TOTAL						\$8,448.62

A/R Aging Summary Report

Riverview Orchard Landowner's Inc.

As of Apr 21, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Bean, Dale			175.00			175.00
Benichik, Terry			175.00			175.00
Clay, Donna			177.00			177.00
Edens, William			175.00			175.00
Falcon, Terry			175.00			175.00
Friedmann, Garry			175.00			175.00
Gilbertson, Justin			175.00			175.00
Gleason, Taylor			175.00			175.00
Goddard, Martin (RFE)			100.00			100.00
Greer, Felina (2)			350.00			350.00
Holzberger, Doug			175.00			175.00
Johnson, James (RFE)			100.00			100.00
Johnson, Todd			175.00			175.00
Kirstine, John			175.00			175.00
Kitts, Allen			175.00			175.00
Marquardt, Chris			175.00			175.00
McCarthy, Ralph			175.00			175.00
McCollum, Todd	18.50		175.00			193.50
Murphy, Pamela			175.00			175.00
O'Mallia, Donald			175.00			175.00
O'Neal, Erin			175.00			175.00
Owens, Charles II			175.00			175.00
Polly, Casey			175.00			175.00
Renfro, Richard			175.00			175.00
Seitz, Tony & Samantha			175.00			175.00
Sheppard, Cody			175.00			175.00
Sutton, Timothy			175.00		247.00	422.00
Swanson, Eric			175.00			175.00
Trotter, Jim			175.00			175.00
Tyler, Sandi			175.00			175.00
Wallace, Bob & Karla (RFE)			100.00			100.00
Wheeler, Allison			175.00			175.00
Zitting, Enoch & Ivory			175.00			175.00
TOTAL	18.50		5,727.00		247.00	\$5,992.50