

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday February 27, 2025, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:35pm

THIS MEETING HELD INFORMATIONAL PURPOSES ONLY. NO MOTIONS WERE ENTERED AND NO VOTING OCCURRED – QUORUM NUMBER NOT MET.

Attendance: (“x” indicates in attendance)

Board Members

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

ROLA Members

Rob Hayward – Architectural Committee	X	DeLon & Carol Potter	X
Paul Moore – Roads Committee		Rodney Pollette	X
Steve Hall – Roads Committee	X	Steve Miller (did not stay)	X
		Don Verrue	X
		Ryan Hardy & Grace Gauthier	X

Guests

Name	Affiliation

Board Housekeeping:

>>Newsletter Winter Edition sent and posted to Facebook February 13 & 14 respectively.

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.
 1. Steve Miller submitted a request for a new building for Architectural Committee approval.
 2. Allie Wheeler brought up her ongoing complaint against the Haywards for goats and “goat farm”. Todd McCollum reiterated that this topic would no longer be discussed at the monthly meetings.
 - a. Allie Wheeler requested a meeting to discuss this issue in an effort to avoid litigation.
 - b. Donene Dillow indicated that the Officers need to discuss how to proceed but she will keep Allie informed.

Meeting Minutes

- January 2025 Meeting Minutes approved via email: 2/11/25
 - Approval vote: 5-Yea, 3-votes not cast
 - Minutes posted to Facebook page: 2/11/25

Treasurer's Report – Kim Bauer

- January 2025 financials – p.3
- Motion to pass January 2025 Treasurer's Report
 - Motioned by: NA
 - Seconded by: NA
 - Vote result: NA
- No questions on the treasurer's report motion to pass postponed until March 2025 meeting.

Correspondence

Jim Trotter: Dead doves

- Todd McCollum shared that Jim has had numerous dead doves on his property. He suspected poisoning but did not notify MTFWP. FWP did not perform any evaluation of the birds but indicated to Mr. Trotter that it may be bird flu. This is being mentioned for community awareness especially if you have chickens.

Bill Scullion: see p.4

- Todd McCollum shared that he received an email from Bill Scullion concerning the proposed development west of ROLA properties on Eight Mile Rd. The information from that email is copied into these minutes, see p.6 We encourage interested parties to attend the hearing.

Old Business

1. Event liability insurance update – Todd McCollum
 - a. Todd McCollum presented a new quote of \$175.00/event from a different underwriter which is much cheaper than the previous quote.
 - b. Donene Dillow mentioned that at this cost it would take approximately 12 events to recover the cost of an annual policy (previously quoted at approximately \$2100.00). She also indicated that she is only aware of the following events for 2025: clean up days (1), water study if undertaken (4). She also took a guess of three events annually around road maintenance for a total of eight events.
 - c. Steve Hall said that he still felt that an annual policy was the better way to proceed since this would cover the unexpected events.
 - i. He asked how an event was defined and how the event only insurance would be activated. Donene Dillow and Todd McCollum explained that the insurer company has a portal in which one of the Board would go into 3-4 days prior to the event and "activate" the policy for the dates of the event. An event is considered a timeframe and we could do multiple tasks during that timeframe, e.g. put up new road signs, hold clean up days and do a water sampling for the study all in the same weekend.
 - d. Allie Wheeler mentioned that she is most incidents wants to limit spending but can see the benefits of the annual policy.
2. Storage container violations update – Todd McCollum, Casey Polly
 - a. Todd McCollum directed everyone to the additional information handout for details.
 - i. He added that we do have one member that has been given multiple opportunities to correct and has not to date.
 - ii. Dave Steele (ROLA lawyer) has indicated the next step in enforcement would require litigation.
 - iii. Donene Dillow did highlight that this prohibition has historically and consistently been enforced.

- b. A member in attendance did ask why we are choosing to enforce this prohibition but others are not been enforced for example the requirement for the main dwelling to have a garage or a basement.
 - i. Multiple people chimed in on this with comments ranging from the Board makeup (some members same as previous Board) to past President behaviors.
 - ii. Donene Dillow wrapped up the discussion by indicating that per the covenants the Board has no obligation to enforce but may enforce any or all covenants and we (the Board) were attempting to do what was best for all members by undertaking issues one at a time when we can.
- 3. 2025 Clean up Days
 - a. Tentative decision made at January meeting to host a BBQ in conjunction with this event (Thursday 6/26).
 - b. Form a committee to organize the BBQ?
 - i. Need to have details finalized by mid-April, in time for inclusion in the Spring Newsletter (mailed in May).
 - ii. A committee was formed for this event and currently consists of three volunteers: Donene Dillow (Board member), Maddie Hayward (Board member) and Don Verrue. More volunteers are welcome please reach out to Donene at riverview.orchard.secy@gmail.com
 - 1. The committee will work on brainstorming and cost estimates and hopes to present during the March meeting.
 - iii. Allie Wheeler asked what we planned on spending for this event.
 - 1. Todd McCollum (along with others) indicated BBQs such as this have been done in the past.
 - 2. Todd McCollum took a guess of \$300-400.00 but without knowing plans it was too early to truly indicate potential cost.
 - c. Donene Dillow will create the event flyer and develop a schedule of "Trash Patrol" shifts.
 - i. Draft flyer completed and currently includes a short blurb about the BBQ. The flyer will be modified if needed once event details are formalized.
 - ii. The "Trash Patrol" schedule also made. Each shift is 2 hours and 15 minutes. Donene Dillow reminded Board members that each member must take one shift. Some shifts were filled at the meeting.

New Business

- 1. Architectural Committee update
 - a. Todd has had two requests (not including the Steve Miller request submitted at this meeting) for approval, on both he has reached out to the submitters for more information and is waiting for responses. Both requestors are requesting temporary conex box usage during construction.
- 2. Road Committee update
 - a. Plowing update
 - i. Steve Hall provided his thoughts that he feels G2Works is doing a very good job and is well worth the money.
 - ii. A member in attendance mentioned that he thought Mountain View Rd S. had been missed in the last storm so he plowed it. Steve Hall indicated that this was not the case it was just that G2Works had not gotten to us yet. Steve Hall then asked in the future if individuals would text him directly he will then work with G2Works. Donene Dillow also mentioned that this delay was posted on the Facebook page.

- iii. Another member asked why G2Works were late and Steve Hall explained that they have contracts with businesses which take priority over ROLA's plowing.
 - 3. Standardization of recognition of community members; e.g. sympathy floral arrangements
 - a. Todd McCollum mentioned that recently we had a member pass away (Clay Gregory) and he authorized the expenditure of money to provide flowers to the widow. This has been done in the past.
 - b. All attendance agreed that this was an appropriate action to take for members.
 - c. Donene Dillow did mention that she would still like a policy adopted to indicate what life events qualify, define qualifying relationships (e.g. flowers to a surviving spouse residing within the HOA) and put a spending cap on the expenditure.
 - d. Allie Wheeler also mentioned in the case of flowers it would be nice to use local florists.
 - e. A member in attendance also mentioned that the policy may want to include gifts to organizations of the family's choice (e.g. in lieu of flowers please donate to the American Cancer Society).

Request for any other new business?

Allie Wheeler asked for response to her comments concerning the goats. To facilitate reading of minutes this was covered with her previous comments in the Comments from General Members section of these minutes.

Next Meeting:

Thursday March 27, 2025, at: 6:30pm
The Bears Lair II, Florence, MT.

List of upcoming 2025 meetings: Apr 24, May 29, Jun 26, Jul 31, Aug 28, Sep 25, Oct 30, Dec 11.

Motion to Adjourn

Motion made by: NA
Seconded by: NA
Vote result: NA
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, Jul, 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
Insurance event liability policy	Todd McCollum	10/26/24

Riverview Orchard Landowner's Inc.

Balance Sheet

As of February 28, 2025

	TOTAL
ASSETS	
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
Total Bank Accounts	\$23,294.62
Accounts Receivable	
Accounts Receivable	7,850.00
Total Accounts Receivable	\$7,850.00
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$31,144.62
TOTAL ASSETS	\$31,144.62
LIABILITIES AND EQUITY	\$31,144.62

From: **Bill Scullion** <bs8mile@yahoo.com>

Date: Wed, Feb 19, 2025 at 11:08 AM

Subject: Sapphire Valley Estates subdivision / Watson Subdivision

To:

PLEASE MARK YOUR CALENDARS

Subject: Case: DV-41-2024-0000193-JR - Bitterroot River Protection Association et al. vs. Ravalli County

All interested parties

Sapphire Valley Estates subdivision also known as Watson Subdivision.

The Judge has scheduled a hearing, and we are urging all concerned and interested parties to attend. Only the attorneys will present their side, but it is very important we display a strong showing of public concern, as the judge is an elected official. This is a very concerning development that could negatively impact our area and set a precedent very unfavorably to our neighborhood.

From BRPA attorney: Absolutely. Let's remember judges are neighbors too! Significant, respectful, and dogged public opposition can only help the case and will likely make opposing counsel, much less your elected officials and the Watsons, uncomfortable and that much less interested in a fight moving forward.

THE NOTICE:

Quick heads up that Judge Lint scheduled oral argument in the Sapphire Valley Estates subdivision lawsuit for Weds, March 12, at 9AM

201 W. Main St., STE 101

Central Square Building

Missoula, MT 59802

Phone: 406-926-3416

Fax: 406-926-3418

Monthly meeting February 27, 2025

Additional information pertaining to agenda items.

Old Business

2. Storage container violations

>Dave Steele (ROLA's lawyer) does not do litigation which is needed for the escalation of enforcement of noncompliance. Dave Steele provided referrals for lawyers who could assist with litigation.

>Casey Polly reached out to one of the referred lawyers, Dan Elsen, to discuss. Dan Elsen shared the following:

>>The cost of litigation could be \$2000.00-\$30,000

>>There would be a \$5000.00 retainer cost

>>Clarified that although recovery of court costs can be requested it is solely up to the court whether or not it is awarded. Note 1982 adopted Covenants, Article VIII allow the Board to include cost recovery in the enforcement.

>The prohibition of storage containers has been historically and consistently enforced since adoption.

>Casey Polly asked to share (in his absence) that he is in support of escalating the enforcement of the restrictive covenant.

3. 2025 Clean-up Days

> Casey Polly has reserved the dumpsters for June 26-29. Cost \$5568.60