

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Thursday May 29, 2025, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:32pm

Attendance: ("x" indicates in attendance)

Board Members

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

ROLA Members

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

Guests

Name	Affiliation
Ann Bethea	Allie Wheeler - mother

Board Housekeeping:

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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.

>No comments made

Meeting Minutes

- April 2025 Meeting Minutes motion to approve as modified.
 - Motioned by: Kim Bauer
 - Seconded by: Bob Owen
 - Vote result: Yea-unanimous
 - Minutes posted to Facebook (subsequent to meeting): 5/30/25
- Meeting minutes – Donene Dillow covered the following the bullet points but did not read verbatim.
 - Intent of the minutes
 - Meeting minutes are intended to capture the Board meeting discussions, decisions and actions, and in the HOA's case, also to provide historical reference for future Boards.
 - Meeting documentation

- Moving forward the Secretary will no longer honor a request to capture dialogue verbatim for numerous reasons; including that it is not the intent of the Board meeting minutes, rarely does it add substance to the minutes, and most often reflects poorly on the Board.
 - Enables email voting since the changes should be clerical, e.g. typos etc. However if content is missed or misrepresented as we did this month the vote will be handled at the next meeting in-person.
- In the future, as in the previous minutes, the substance (topics, discussion points, etc) of the meetings will be captured including noting of disagreements or heated exchanges when they occur.
- Verbatim dialogue will only be captured if necessary to enhance the substance of the meetings.
- Donene Dillow also stated that since she was telling the Board how she would take minutes in the future and not asking for discussion or suggestions she was aware that if other Board members had strong opposition to this stance that they have the right to request that she step down from the position and she would respect that request.

Treasurer's Report – Kim Bauer

- May 2025 financials – p.4
 - Kim Bauer mentioned the majority of costs on the report were for lawyer fees and there are upcoming costs that are significant including the bill for the recent road grading and purchase of items for the BBQ.
- Motion to pass May 2025 Treasurer's Report
 - Motioned by: Donene Dillow
 - Seconded by: Bob Owen
 - Vote result: Yea-unanimous

Correspondence

- Todd McCollum received an email from a title company pending an upcoming property sale. The property in question was not within the HOA boundaries.

Old Business

1. Storage container violations update – Todd McCollum
 - a. No update, enforcement activities continue from our lawyer.
2. 2025 Clean up Days – Donene Dillow
 - a. Dumpster shift and BBQ volunteers are still needed.
 - i. Kim Bauer suggested posting this on the Facebook page.
 - ii. Subsequent to the meeting (5/30/25) Donene Dillow did post this to the Facebook page and two members volunteered for a clean-up days shift.
3. Sapphire Valley Estates subdivision update – Donene Dillow
 - a. Request at last meeting. To date no information from the Judge has been received. It could be many months before any decision is rendered. Information also posted to the Facebook page prior to the monthly meeting.

New Business

1. Demand letter from HOA member's lawyer – Todd McCollum

- a. Due the urgency of the matter, a motion and vote were undertaken via email for the Board to retain legal counsel to handle.
 - With the advice from Mr. Steele in mind and due to the need for timely responses to inquiries in this matter the Officers would like to retain Dan Elsen of Elsen Law to provide guidance, handle necessary responses/paperwork and if necessary, handle litigation.
 - Motioned by: Donene Dillow
 - Seconded by: Kim Bauer (verbal)
 - Vote result: Yea – 5, Nay – 0, Vote not cast - 3
2. Proposal to adopt Meeting Ground Rules – Donene Dillow
- a. Ground Rules are guidelines that participants in a meeting agree to follow in order to make the meeting more productive and enjoyable. Common ground rules include things like being respectful of other participants, not interrupting, and staying on topic.
 - i. Ground rules can change depending on the board members or the goals of the board.
 - b. See p.5 for the 7 proposed ground rules.
 - i. Todd McCollum asked Donene Dillow to read the proposed ground rules. After reading Donene also mentioned that if these weren't agreeable there are many others out on the internet.
 - ii. She also indicated that she chose the style of ground rule because she personally likes the verbiage along with the rule but if the group has a different preference very concise rules e.g. Respect, Don't interrupt etc. it should be discussed.
 - iii. Donene Dillow also commented that in her opinion the adoption of ground rules for the group was long overdue and that is what triggered this proposal.
 - iv. There was general support for adopting these rules.
 - c. Motion to adopt the Meeting Ground Rules as presented.
 - Motioned by: Maddie Hayward
 - Seconded by: Kim Bauer
 - Vote result: Yea-unanimous
 - d. Reminder that Board Function and Board Member duties have previously been discussed (September 2024 meeting). Please keep the function and duties in mind as discussions occur during meetings
3. Business Applications
- This agenda item was started with the Hayward discussion. Due to multiple factors including the failure of the Board officers to follow legal guidance concerning the conducting of these discussions and the fact one Board member unexpectedly left the meeting resulting in no quorum for voting, further discussion was discontinued.
 - It was decided that a special meeting occurring in early to mid-June would be convened to discuss these four business applications.
 - Previous discussion of the Hayward application will be disregarded.
 - To ensure equity among applicants, all applications will be addressed following a process in conformance with the legal guidance culminating with a vote of approval/disapproval.
 - a. Hayward
 - b. Wheeler (2)
 - c. Bauer
4. Architectural Committee update – Todd McCollum
- a. Lisa Hall request still pending. This is the request that includes temporary use of storage containers during construction.

- b. Hayward request received May 26 or 27. Todd forwarded the request to Allie Wheeler and Casey Polly (acting as the third committee member due to Rob Hayward submitting the request).
- 5. Road Committee update – Paul Moore
 - a. With the recent moisture road grading was performed but no additional gravel was added.
 - b. Gravel will most likely be added in the fall.

Request for any other new business?

- None

Next Meeting:

Thursday June 26, 2025, BBQ 5:30pm start
5580 Riverview Dr. S.

List of upcoming 2025 meetings: Jul 31, Aug 28, Sep 25, Oct 30, Dec 11.

Motion to Adjourn

Motion made by: Kim Bauer
Seconded by: Donene Dillow
Vote result: Yea - unanimous
Adjournment at: 7:47 pm

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)	Maddie Hayward/Donene Dillow	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 May 25, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	298.63
ROLA HOA ROAD FUND (2700) - 2	3,156.97
ROLA HOA SAV CHECKING (5490) - 2	11,105.06
Total for Bank Accounts	\$14,560.66
Accounts Receivable	
Accounts Receivable	2,168.75
Total for Accounts Receivable	\$2,168.75
Other Current Assets	
Undeposited Funds	
Total for Other Current Assets	0
Total for Current Assets	\$16,729.41
Fixed Assets	
Other Assets	
Total for Assets	\$16,729.41
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	
Unrestricted Net Assets	33,063.89
Net Income	-2,712.99
Opening Balance Equity	-10,731.44
Total for Equity	\$19,619.46
Total for Liabilities and Equity	\$16,729.41

Meeting ground rules taken from <https://www.facilitator.school/blog/ground-rules>

Bulleted clarifications/examples added by Donene Dillow.

1.Be present, or be elsewhere

The more people zone out of a meeting, the more rapidly the quality of the meeting and its output will diminish. Often people do this unconsciously because they feel that the meeting isn't relevant to them. "Be present, or be elsewhere" is a good meeting guideline to establish shared awareness and clear expectations for participants.

- This also implies being prepared for the meeting, e.g. review of the agenda prior to the meeting.
- No phone usage or performing of side tasks unless it is relevant to the meeting in process.

2.One mic, one conversation

A classic, but always worth naming. Prevents crosstalk and side-conversations, which often cause distractions or make quieter participants feel excluded.

- This includes not interrupting and not saying things "under your breath".
- This is a way of showing respect to those who are speaking and aids in active listening.

3.Everyone participates, no one dominates

There are always a mix of extrovert and introverted people in a meeting. It can happen that one person starts to completely dominate the discussion. This ground rule highlights that the meeting is more productive and fun, if everyone participates and contributes equally.

4.Use "I" statements

Participants often fall into patterns of using language that generalizes assumptions and opinions for everyone. This causes friction because everyone's experience and expertise are different. Using "I" statements, helps participants to speak for themselves and creates more respect for everyone's unique point of view.

5.Disagree without being disagreeable

"Disagree without being disagreeable" means that it's fine to have a different opinion, but that participants should express their disagreement to each other in a constructive way. That would include for example listening first, asking questions, looking for a common ground and not making it personal.

- Stating the obvious here, this includes no name calling or other derogatory comments.
- Helps establish trust and respect between members.

6.Agree to disagree

"Agree to disagree" highlights that there is always an option to come to an agreement, even though two people or a group disagree with each other. How? Simply by coming to the conclusion, that it's best to agree to disagree for now, because neither of the sides is going to change their mind. After this agreement, the group can stop arguing and move on.

- Assists with getting covering all meeting topics in a timely manner.

7.E.L.M.O

E.L.M.O stands for "Enough, let's move on" and can be established as a meeting rule to cut unnecessary discussions. Once stated, anyone in the meeting can say "ELMO!" at any time to indicate that it is time to move on to the next topic.

- Can assist us in staying on topic and getting covering all meeting topics in a timely manner.