

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting – Tuesday December 5, 2024, 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	X	Allie Wheeler	X
Kim Bauer – Treasurer		Maddie Hayward	X
Donene Dillow - Secretary	X	Bob Owen	

ROLA Members

Rob Hayward – Architectural Committee	X		
Paul Moore – Roads Committee	X		
Steve Hall – Roads Committee	X		
Rodney Pollette	X		

Guests

Name	Affiliation
Ann Bethea	Allie Wheeler's mother
Don Verrue	Member

Board Housekeeping:

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

- October 2024 Meeting Minutes approved via email: 11/19/24
 - Approval vote: 5-Yea, 3-no vote cast
 - Minutes posted to Facebook page: 11/19/24
- No November meeting

Treasurer's Report

- Report attached
 - Presented by Todd McCollum in Kim's absence
 - No questions/comments made
- Motion to pass October 2024 Treasurer's Report
 - Motioned by: Donene Dillow
 - Seconded by: Joe Bauer
 - Vote result: Yea-unanimous

Correspondence

1. David Steele letter to the Board. Will be discussed under Old Business #2.
 - a. Letter was available for review at the meeting.
2. Casey Polly received a hand written architectural request from a member with a lot on Skyview Dr.
 - a. He provided this to Rob Hayward who scanned the documents to the other Architectural Committee members (Allie Wheeler, Todd McCollum) for review.
 - b. The submitting member also answered other questions posed by Casey Polly:
 - i. The shipping container is for temporary storage only and will be removed upon completion of building construction.
 - ii. The member is only living in the camper during construction (covenants allow).
 - iii. The member did not attain prior approval from the Architectural Committee. The building is already partially complete. The member complied with County easement stipulations along with the setbacks outlined in the covenants.
 - iv. The member stated if the Architectural Committee welcome to inspect the site.
3. Member asked about the other shipping containers that were mentioned previously. Casey Polly replied that the addresses had been submitted to the lawyer for drafting of formal noncompliance letters.
4. Member asked about the Covenant concerning the requirement that each residence have either a full basement or a 2-car garage. Donene Dillow responded that yes this is currently a requirement however a rewrite of the full Bylaws and Covenants document was advised by the lawyer and will be discussed further during the discussion for Old Business #2.

Old Business

1. Board vacancy nominations – Todd McCollum
 - a. Discussion
 - i. Donene Dillow mentioned that to date she only had 3 nominations: Steve Hall, Jaycee Bauer and Rob Hayward.
 - ii. Allie Wheeler mentioned that she had nominated Pat Kester and submitted this to Todd McCollum. Donene will ensure this gets added to the list.
 - iii. Casey Polly asked Joe Bauer if Jaycee Bauer is the owner of the lot and Joe responded no. Due to this Jaycee is currently not eligible to serve on the Board (see 2020 adopted Bylaws Article V, 5.2 and Article III, 3.1).
 - iv. Donene Dillow also mentioned that according the Bylaws a nine director board is not required. The only requirement is that the Board must contain at least three directors.
 - v. Donene Dillow also suggested that the Board operate with eight directors.
 - vi. It was decided by all in attendance that this issue be placed "on hold" and revisited early 2025 (January or February meeting).

2. Meeting with David Steele (legal counsel)– Board Officers

a. Goat dispute decision

>Todd McCollum

>>Read sections of the David Steele letter concerning the conflict of interest by the parties involved in the dispute.

>>He then discussed that the recommendation was for the parties to enter into mediation and further that the Board become a third party in that mediation.

>>Highlighted in D.Steele's opinion that mediation will be a requirement prior to the court hearing a case.

>>It was also mentioned that since the goat issue went out to a member vote and there were not enough votes cast it shows that the membership "doesn't care" one way or the other on this issue and thus can be construed to allow goats.

>>The parties were asked if they would consider mediation and both stated they would need to think about it.

>>Regardless of the mediation decision by the parties the Board will no longer accommodate discussion of this issue and will focus its time on other tasks.

>Member question/comments

>>Member agreed that mediation would be more cost effective to all parties and that the court would most likely require

>>Member asked why the Board wants to be a third party in the mediation. Todd McCollum answered that it helps with the cost to the members and also was a recommendation of the lawyer so the Associations needs/wants were also considered.

>>Allie Wheeler asked if the Board considered that the Hayward's have a farm and business. Donene Dillow responded in addition to the goats issue the meeting focused on Board liability and what we needed to do moving forward for the benefit of all members.

>>She also stated that in her opinion the letter from D.Steele was inaccurate in the statement "...when a previous board of directors approved both Wheeler's and Hayward's 'variance' requests to own goats, it was unaware of the material fact that Wheeler would later object to the Hayward's ownership of goats."

b. David Steele other meeting highlights – Todd McCollum, Donene Dillow

- i. Covenants are elderly and poorly written. Not up to industry standards. Need to be "tuned" to modern times.
- ii. Should form a committee to really do a "grass roots" initiative including not only the drafting of new language but engaging with the membership for ideas, proxy votes etc.
- iii. D. Steele feels should occur in the short term (next 2-3 years).
- iv. Costs could be in the \$3000-5000.00 range for lawyer review and \$100-200.00 for county filing once the document is approved.
- v. Will look at forming a committee early next year to start this process.
- vi. Member question on what covenants/sections would be rewritten. Donene Dillow stated the entire documents would be looked at for revisions.

3. Architectural Form – All

a. Review form attached

- i. Suggestions made to include signature/date lines for the owner (upon submittal) and the architectural committee members. The committee members should also have a checkbox for approve/decline/comments
- ii. Request the homeowners email address on the form
- iii. Add directions on how to submit the form and associated documents.
- iv. Rob Hayward and Maddie Hayward will make revisions to the form.

- b. Donene Dilllow pushed to close this issue out with a vote since it has been on the agenda for months. All agreed.
 - Motion to adopt the Application to Architectural Committee form as amended.
 - Motioned by: Donene Dilllow
 - Seconded by: Casey Polly
 - Vote result: Yea-unanimous
- 4. Covenants Summary – All
 - a. Donene Dilllow proposed that this summary may still be helpful in the interim while the covenant revisions are in process.
 - b. Allie Wheeler asked what are we doing with these are they being put in the booklets or sending out. Donene Dilllow responded that they can be a loose insert into the books as the books get handed out and we can also mail them.
 - c. Donene Dilllow volunteered to take the comments and versions she has and clean it up for a final review/approval at the January meeting.
- 5. Sapphire Valley Estates – Donene Dilllow
 - a. There was a posting on Facebook (Florence Community Information and Outreach group) that the Bitterroot River Protection Association continues to fight this subdivision. Linked to a Ravalli Republic article.

New Business – not discussed

- 1. Road Committee update
 - a. Results of speed limit tracking on Eight Mile Creek Rd. – Steve Hall
 - i. The results show that approximately 25% of logged traffic exceeded the speed limit.
 - ii. Highest tracked speed 96mph
 - iii. Feels the next step is to push the County, based on the data, to enforce the speed limit – perform patrols and not just give warnings but issue tickets.
 - b. Road grading – Paul Moore
 - i. All HOA roads were graded during the last bit of moisture. Not really enough moisture but some smoothing was accomplished.
 - 2. Ravalli County Planning Board Subdivision Regulations – Kim Bauer
 - a. Request for comments attached
 - b. Donene Dilllow covered in Kim’s absence and encouraged everyone to take advantage and provide comments and share with others. Anyone in Ravalli County can participate in this survey.
 - 3. 2025 Meeting dates – Donene Dilllow
 - a. Last Thursday – 2/27, 3/27, 4/24, 5/29, 6/26, 7/31, 8/28, 9/25, 10/30, 11/27*, 12/25*
- *Thanksgiving and Christmas respectively.
- i. Considerations 2025 is the end of the 2-year Board term.
 - ii. New board will be voted in and taking over, i.e is there a need to have both a November and December meeting? Group did not feel this was needed but with the option to add a special meeting if warranted.
- >>Group decided to remain with last Thursday of the month, no meeting in November and an early or mid-month December meeting. Post meeting prior to minutes publication Donene chose 12/11 which about equally splits the date gap between the October and January meetings.
- >>Donene Dilllow will ensure that the Bears Lair receives the schedule.

Request for any other new business? Not discussed

Donene Dillow mentioned there will be a US93 Missoula to Florence Corridor Study open house in Lolo. Two identical open houses will be held January 22 and January 23, 2025 from 4-7pm at Lolo School. The full email received will be posted as part of the minutes.

Next Meeting:

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

Motion to Adjourn

Motion made by: Casey Polly
Seconded by: Maddie Hayward
Vote result: Yea-unanimous
Adjournment at: 8:02 pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates- updates	Todd McCollum	5/30/24 (ongoing)
Newsletter publish dates 2024 – Apr, Jun, Nov/Dec. 2025 – Feb, May, Jul, Nov/Dec (Ongoing task)		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 presented 12/5/24 mtg

Riverview Orchard Landowner's Inc.
Profit and Loss by Month
October 1-31, 2024

Account	October 2024	Total	Notes
Income			
Services	180.00	180.00	<i>Wheeler Invoice for call to attorney</i>
Total for Income	\$180.00	\$180.00	
Cost of Goods Sold	--	--	
Gross Profit	\$180.00	\$180.00	
Expenses			
60900 Business Expenses		0.00	
Meals	266.00	266.00	<i>October HOA Meeting</i>
Total for 60900 Business Expenses	\$266.00	\$266.00	
62100 Contract Services		0.00	
62140 Legal Fees	270.00	270.00	<i>Wheeler Phone call & Board member call</i>
Total for 62100 Contract Services	\$270.00	\$270.00	
62800 Facilities and Equipment		0.00	
62840 Equip Rental and Maintenance	40.38	40.38	<i>Road sign hardware</i>
Total for 62800 Facilities and Equipment	\$40.38	\$40.38	
Total for Expenses	\$576.38	\$576.38	
Net Operating Income	-\$396.38	-\$396.38	
Other Income			
Late Fee Income	15.00	15.00	<i>Wheeler invoice late fee</i>
Total for Other Income	\$15.00	\$15.00	
Other Expenses	--	--	
Net Other Income	\$15.00	\$15.00	
Net Income	-\$381.38	-\$381.38	

Riverview Orchard Landowner's Inc.

Balance Sheet

As of October 31, 2024

ACCOUNT	OCTOBER 2024
Assets	
Current Assets	
Bank Accounts	
ROLA HOA GEN CHECKING (0828) - 2	\$1,426.35
ROLA HOA ROAD FUND (2700) - 2	\$1,419.68
ROLA HOA SAV CHECKING (5490) - 2	\$20,602.21
Total for Bank Accounts	\$23,448.24
Accounts Receivable	--
Other Current Assets	
12000 Undeposited Funds	--
Total for Other Current Assets	0
Total for Current Assets	\$23,448.24
Fixed Assets	--
Other Assets	--
Total for Assets	\$23,448.24
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	--
Credit Cards	--
Other Current Liabilities	--
Total for Current Liabilities	0
Long-term Liabilities	--
Total for Liabilities	0
Equity	
Retained Earnings	\$66,437.13
Net Income	\$27,547.92
30000 Opening Balance Equity	-\$70,536.81
Total for Equity	\$23,448.24
Total for Liabilities and Equity	\$23,448.24

Have corrected opening balance
from conversion to web QB

RIVERVIEW ORCHARD LANDOWNER'S ASSOCIATION

PO BOX 313

FLORENCE, MT 59833

riverview.orchard.hoa@gmail.com - President

riverview.orchard.coin@gmail.com - Treasurer

DRAFT 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.****



Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
Phone 406.375.6530
Fax 406.375.6531
planning@ravallicounty.mt.gov

OG-24-11-434

Date: November 7th, 2024
To: Community Stakeholders
From: Ravalli County Planning Board
Re: **Ravalli County Subdivision Regulation Review**

The Ravalli County Planning Board recently voted to review the County's current Subdivision Regulations. In an effort to ensure that all interested parties have the chance to provide substantive comment, it is the goal of the Planning Board to receive comment from all affected community stakeholders on what is working and what is not working with the current regulations and how they can be improved to better serve the community.

The purpose of this letter is to make you aware of a survey intended to gather community input on the level of effectiveness of the current regulations. This survey is available on the Ravalli County Planning Department website or you can scan the QR code below. Please consider taking time to complete the survey so the Planning Board can get a better understanding of community input.

Please submit your responses by the end of the day on December 31st, 2024. If you have any immediate questions or comments regarding the Subdivision Regulation review process, please feel free to contact the Planning Department at (406) 375-6530 or planning@rc.mt.gov. A copy of Ravalli County's current subdivision regulations is located on our website:

[HTTPS://RAVALLI.US/177/PLANNING](https://ravalli.us/177/PLANNING)

Note: This letter will be noticed in the Bitterroot Star on November 13th, 2024 and November 27th, 2024. Also, please share this letter with other interested parties in your network.

Survey QR Code:



Survey Link: <https://www.surveymonkey.com/r/MDR7HNG>

This link will take the user to a survey link that will allow each person to enter information about what their thoughts are about the current subdivision regulations and what is working and what they think should change.

Current subdivision regulations: Current Ravalli County Subdivision Regulations

Ravalli County Subdivision Regulations Survey

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The survey is set to close at the end of the day on December 31st, 2024. Please submit your responses before the closing date. If you have any immediate questions or comments regarding the Subdivision Regulation review process, please feel free to contact the Planning Department at (406) 375-6530 or planning@rc.mt.gov. A copy of Ravalli County's current subdivision regulations is located on our website: <https://ravalli.us/177/Planning>

US 93: Missoula to Florence Corridor Study, January Open House

To Becca MacLean <becca@bigskypublicrelations.com> [REDACTED]

Hello neighbors,

The Montana Department of Transportation (MDT) and Robert Peccia & Associates (RPA) invite you to attend an open house to learn more about recommendations from the US Highway 93 (US 93): Missoula to Florence Corridor Study. This study investigated the best possible improvements to enhance safety, support efficient traffic operations, and accommodate area growth while minimizing impacts, constructability challenges, and costs.

The project team is inviting you to stop by at any time during two in-person open house meetings to be held on Wednesday, January 22 and Thursday, January 23, from 4 to 7 p.m. at Lolo School, located at 5305 Farm Lane in Lolo, in the Common Area.

At the events, recommended solutions will be available, including an optimized corridor configuration, intersection improvements, and potential locations for wildlife accommodations. Study experts will be on hand to answer questions. No formal presentation will be made. The same information will be provided at both open houses.

Proposed recommendations will directly inform future roadway projects. However, no funding is currently secured. MDT and RPA are working in coordination with partners to identify potential funding sources, including grants, to move both short-term and long-term improvements along.

After considering public input at the open house meetings, MDT will issue the draft study report for public review in winter/spring 2025. The public review period for the draft report will be the final opportunity for public input on this study.

If you have questions about the study's background or you are unable to attend, we encourage you to connect with the study team or visit the study website at <https://www.mdt.mt.gov/pubinvolve/us93missoulaflorence/>. Email me