

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Monthly Meeting - Thursday, May 30, 2024, 6:30 pm
The Bears Lair II, Florence, MT

Meeting called to order: 6:35 pm

Attendance: ("x" indicates in attendance)

Board Members

Todd McCollum – President	X	Joe Bauer	X
Casey Polly – Vice-President	X	Allie Bethea	
Kim Bauer – Treasurer	X	Trena Garrison	
Donene Dillow - Secretary	X	Maddie Hayward	X
		John Snell	X

ROLA Members

Rob Hayward – Architectural Committee	X	Shawn Garrison	X
Paul Moore – Roads	X	Bob Owen	X
Steve Hall – Roads			
Rodney Pollette	X		
Brenda Polly			

Guests

Name	Affiliation	

Board Housekeeping:

1. As of May 14, 2024, Todd McCollum Received the following resignation from John Snell current Borad member regarding his position as Treasurer:
 - a. Mr. McCollum, HOA President,
Please consider this email my resignation from the HOA Treasury position. It has become clear I do not have the capabilities and time requirement to satisfy the nature of the position.

I would like to maintain a general board position if that would be acceptable.

With regards,
John Snell

Todd's response was:

Based on this recent change, it has been decided amongst the officers to request nominations to fill the treasurer's position and also the secretary position. Kim has extensive experience with bookkeeping and QuickBooks and I asked her if she would be willing to move into that position. Hence, the reason the secretary position is open for nomination. We are taking nominations now so we can get a replacement for these two positions as soon as possible as we are expediting the bookkeeping, tax filing and accounting tasks. Please respond with your nominations even if it is for yourself along with a simple note to support your nomination. For those that are not submitting a nomination, please respond with a simple GOT IT reply-all so we know you read this email please. We will do a simple email response vote after I have heard

back from everyone through email. I would like to thank John for the work he has done so far as the treasure.

- b. Following this email an email vote for the open positions of Treasurer and Secretary were held the vote was:
 - i. Kim Bauer – Treasurer – unanimous Yes
 - ii. Donene Dillow – Secretary – unanimous Yes
 - iii. Todd McCollum sent this email out to solidify the vote:
 1. Greetings. I would like to thank all of those that responded with a vote. Your coordination is greatly appreciated and based on the responses; I will declare a formal change to the officer positions for the HOA board. Kim Bauer will fill the position as treasure and Donene Dillow will fill the position as secretary. I greatly appreciate the two of you for taking on these officer positions. Let me know if there's anything I can do to assist in the transition beyond what I have already done.

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.

Meeting Minutes

- May 2024 Meeting Minutes approved via email: 05/06/2024
 - Approval vote: yea - unanimous
 - Minutes posted to Facebook page: 05/07/2024

Treasurer's Report

- See attached
 - Donene questioned what the "Maintenance Charge" is for on the Road Fund. Kim explained this was the last charge that was associated with the Money Market Account. which the road money was previously in. The Money Market has been closed and the monies put into a basic checking account.
 - A ROLA member questioned whether all association dues have been received. Kim said she was still reconciling payments to QuickBooks but was pretty sure most dues had been received. She will have a more definite update at the June meeting.
- Motion to pass May 2024 Treasurer's Report
 - Motioned by: Casey Polly
 - Seconded by: Donene Dillow
 - Vote result: yea - unanimous

Correspondence

- Donene received a phone call concerning Old Business #2. Will be discussed during Old Business.
- Todd received an email concerning Old Business #2 & #6. Will be discussed during Old Business.

Old Business

1. Tax filing & Third party audit update – Kim Bauer

- a. Kim is in the process of pulling information for the CPA to use for tax filing.
 - i. (Addition to minutes) As of 6/5/24 Todd has indicated the past President informed him that data transition from Desktop Quickbooks to Online Quickbooks encountered complications which Quickbooks technical support was unable to assist with.
 - ii. Accessed the “old” Desktop QuickBooks which dates back to 2017. These records have not been reconciled and are “messy”.
 - iii. As per a previous Board decision she is focusing on the past 3 years of records for the CPA.
 - iv. Online “new” QuickBooks is also “messy” due to lack of specific tracking to expenditures. Many are labeled as “reimbursement-postage” or simply no notation at all.
 - 1. Kim stated she has been able to reconcile most of the records to bank statements.
 - 2. To date she has found 2 significant withdrawals that she has as of yet not been able to trace. She is continuing to research this and will have an update at the June meeting.

2. Eight Mile Creek Defense Fund donation of \$2000 – Todd McCollum

- a. Discussion
 - i. Todd received an email from a ROLA member stating he and his wife did not feel this is an appropriate use of Association money and felt the money would be better used for improvements within the Association.
 - ii. Donene received a phone call on 5/15/24 @ 4:28 pm from a ROLA member stating emphatically that her and her husband strongly support donating \$2000 to this cause to protect everyone’s water rights.
 - iii. A ROLA member spoke in opposition to donating stating he couldn’t really see what the Association was getting for the money and concern that any extra funds collected not used in the lawsuit revert to the Bitterroot River Protection Assoc. He also would like to know if Bill Scullion has since reached out to his entire HOA for donation.
 - iv. Todd, Donene, Kim & Casey spoke in favor of donating with the thoughts that it does provide a paper trail for our opposition to further development without robust water data and could help individual members fight for their water right if it is impacted.
- b. Motion: Approve a donation of \$2000.00 dollars to the Eight Mile Creek Defense Fund.
 - i. Motioned by: Casey Polly
 - ii. Seconded by: Kim Bauer
 - iii. Vote result: yea - unanimous

3. ROLA HOA Water Study discussion – Todd McCollum, Donene Dillow

- a. Draft documents that include a letter to homeowners, a consent form, and a Project Layout Form – update on Attorney status
 - i. Donene spoke about her concerns with the lawyer’s guidance that waivers of liability are largely unenforceable in Montana. She stated that further guidance from the lawyer is probably needed since she and Rodney Pollette are volunteering to perform this study but if there is no liability shield for her & Rodney Pollette they will not perform this sampling as the study is currently designed.
 - ii. Kim mentioned, and a ROLA member agreed, that the Association’s insurance Directors & Officers clause should cover both the Association and Donene/Rodney Pollette

performing the study. We will need to confirm this is true especially considering Rodney Pollette is not a board member and the study length is 6 years.

- iii. Donene and Todd will reach out to the lawyer for further guidance.
- iv. At this point the study start date is postponed pending liability findings.
- v. (Addition to Minutes) As of 5/31/24 Todd has suggested that Donene speak with the insurance provider to gain policy coverages/limitations prior to meeting with the lawyer.

4. HOA clean up days – Donene Dillow

- a. Need volunteers for event attendants! Donene provided shift times and mentioned that her and Rod can cover Thursday 6/20 and Friday 6/21 but will not be able to assist on Saturday and Sunday.
- b. A ROLA member said he could help on Friday and Casey can help whenever but more volunteers would be nice.
- c. Donene will ensure the membership list is available to all volunteers so they are able to confirm "Good standing".

5. Sapphire Valley Estates – Todd McCollum

- a. Todd briefly recapped what the association knows about this subdivision development to date.
- b. This item moved to the agenda parking lot.

6. Newsletter – follow-up – It has been sent out!

- a. Todd mentioned that in the ROLA member communication email he received, the member mentioned how nice the newsletter was and that it is much improved.
- b. A ROLA member seconded the opinion.
- c. Thank you Allie for your hard work on the newsletter!!

7. Architectural Committee – Todd McCollum, Rob Hayward, Allie Bethea

- a. Present the DRAFT Check list and language to provide to members of the ROLA HOA that want to bring a proposed new buildings or changes to properties requests to ROLA HOA Board for approval - Check list and procedure written by the Architectural Committee a DRAFT has been in the works by the Architectural Committee they will work in unison with the newly formed Business Committee and will present at the April meeting
 - i. The Draft is ready to present but Todd did not have print outs for discussion. This draft will be presented at the June meeting.

8. Snowplowing Bids – Casey Polly

- a. Casey has received some of the bids but is waiting for a written quote from one provider.
- b. This item being moved to the agenda parking lot.

New Business

- 1. Directors & Officers clause in the ROLA insurance policy? – Donene Dillow
 - a. Answered in the discussion around the Water Study.

Request for any other new business?

- 1. Open Board position. – Todd McCollum
 - a. Due to health issues Trena has decided she cannot continue as a Board member. Shawn Garrison has said if there is no other interest he is willing to take the position.
 - b. Todd asked if there were any other nominations and mentioned that Bob Owen had spoken up previously stating he would be willing to join the Board if needed in the future.

- c. Some discussion around other members that may be interested was entertained with Steve Hall being mentioned. The Board decided that due to Bob's proactive and continued interest that a vote could be held.

Motion: Confirm the nomination and appointment of Bob Owen to fill the Board vacancy left by Trena Garrison.

Motioned by: Casey Polly

Seconded by: Kim Bauer

Vote result: yea – unanimous

2. Eight Mile Culverts – Road Committee (Steve Hall via Paul Moore)

- a. Steve Hall recommends that we not pursue repair/modification of the culverts along Eight Mile Creek Rd. These are County culverts and he proposes let them deal with them either now or upon failure.

3. Road Oiling – Road Committee (Paul Moore)

- a. If individuals want the section of road in front of their address oiled they need to contact the contractor and set this up. Any oiling done is at the Homeowner's cost.

4. Jenny Lane Subdivision – Paul Moore

- a. Paul spoke to one of the County Commissioners concerning the concerns around water quantity in the Eight Mile Creek area and the lack of any current data. The Commissioner told him they continue to hear this and it is noted.
- b. Paul also spoke with a well contractor that works in the area and the contractor stated he is getting calls about impacted wells.

Next Meeting:

Thursday, June 27, 2024, at: 6:30pm

The Bears Lair II, Florence, MT.

Motion to Adjourn

Made by: Bob Owen

Seconded by: Casey Polly

Vote result: yea - unanimous

Adjournment at: 7:51 pm

Parking Lot Items

Item Description	Responsible Party	Added to Parking lot (date)
Sapphire Valley Estates updates	Todd McCollum	5/30/24
Snowplowing bids	Casey Polly	5/30/24

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC
P.O. BOX 313, FLORENCE, MONTANA 59833
Treasurer's Report

Account: ROLA HOA GEN CHECKING - 0828

Date	Ck #	Description	Debit	Credit	Balance	Bank Bal
4/3/24	1597	Bitterroot Disposal - June 2024 Clean Up Days	\$5,234.00		\$2,358.92	\$3,004.82
4/3/24		PRM FILTRATION - Water Testing Tape	\$859.95		\$1,498.97	
4/4/24	1598	Hub Ins - USLI Co	\$1,509.00		-\$10.03	
4/8/24	1596	Bears Lair - March HOA Meeting	\$362.46		-\$372.49	
4/22/24		Staples - Envelopes	\$25.99		-\$398.48	
4/26/24		QB Monthly Fee	\$30.00		-\$428.48	
4/30/24	1599	Bears Lair - April HOA Meeting	\$353.22		-\$781.70	

Account: ROLA HOA SAV CHECKING - 5490

Date	Ck #	Description	Debit	Credit	Balance	Bank Bal
		Nothing			\$20,599.12	\$20,599.12

Account: ROLA HOA ROAD FUND - 2700

Date	Ck #	Description	Debit	Credit	Balance	Bank Bal
4/2/24	1108	Walton Construction	\$4,420.00		\$1,486.12	\$1,686.06
4/19/24		Maintenance Charge	\$11.70		\$1,474.42	
4/19/24		Interest Paid		\$0.06	\$1,474.48	