

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
January 15, 2013

Board of Directors in Attendance:

Stoney Wahl, President-Term expires 1/13

Steve Eaton, Treasurer-Term expires 1/13

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Joel Schumacher, Vice President- Term expires 1/14

Attendees:

Deborah Bridges

Joseph Bridges

Chandra Inman

Helen Flath

Matt Fry

Nicholas Fulton

Kerry Hanson

William Henderschott

Danny Hilkemeier

Ann Kesting

Renaee Pastorino

Tamara Quelch

Barton Riddle

Robert Roller

John Sherer

Katarzyna Tennstedt

Suzette Whipple

Charles Womack

Voting Wrap Up:

Meeting was called to order by Stoney Wahl at 7:01pm on January 15, 2013. Steve and Stoney's terms are up and the homeowners are able to vote them in again or add new names, ballot cards were passed out.

RRPOA Duties:

Employee supervision, monitors day to day activities, enforce covenants, review landscape forms, and respond to property owners.

Board member hours 2012:

463 +

does not include email, phone calls, special trips, or research

Highlights:

Park equipment removed because of safety concerns

- was not commercial quality
- insurance issues

Park redevelopment is a 3 year plan

- \$60,000 first year
- \$30,000 next two years

Sand was moved to replenish beaches around pond. Replaced with fall safe material.

2012 playground cost was \$59,964.00

Covenants enforcement

Steps were taken in 2012 to ensure covenants are uniform over the whole subdivision

Examples include:

- All recreational vehicles
- The landscape review process
- Unmaintained lots
 - o Foreclosures included

Most violations have been resolved at this time.

Office and Employees

-2 Full Time Year Round Employees

-2 Part Time Year Round Employees

-2-4 Summer Employees

- o Employees are in charge of tree trimming, plowing, mowing, etc.

Capital Improvements Plan

CIP includes

- Street maintenance
- Building repairs
- Park equipment
- Lawn Care and Snow Plowing
 - o More reasonable for us to hire out for snow plowing
 - o Save money by doing lawn care ourselves

Storm Drains are also being worked on.

- o 8 in 2012
- o 8 in 2011
- o 9 in 2010

the remainder of the drains will be monitored in 2013

Budget and Payments

POA will send accounts to a collection agency when account is 7 months past due.

This has resulted in the collection of nearly \$50,000 with the help of the collections company.

On time payments are up \$5,000 from 2011 to 2012.

The extra money will be used to maintain property values and/or add one more employee.

-There were no questions at this time.

2012 Budget Review:

BY STEVE EATON

Income

Category	Budget 2012	Actual 2012
CC Rental Income	\$20,000	\$12,097
Homeowners Dues	\$397,810	\$403,480
Collections Income	\$0	\$32,362
Fines & Late Fees	\$500	\$4,512
Mgr Home Rental Income	\$10,945	\$10,945
Misc Income	\$50	\$4,098
Total Income	\$429,305	\$467,949

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Expenses (Payroll)

Category	Budget 2012	Actual 2012
Payroll Taxes	\$15,250	\$14,871
Wages	\$86,128	\$80,106
Mileage Reimbursement	\$1,000	\$1,142
Total Payroll	\$102,378	\$96,119

21

Expenses (Grounds)

Category	Budget 2012	Actual 2012
Trees	\$1,200	\$1,378
Sidewalks	\$2,000	\$0
Fertilizer & Weed	\$2,500	\$2,877
Irrigation	\$3,000	\$2,943
Park Maintenance	\$2,000	\$2,304
General	\$1,000	\$709
Fence Maintenance	\$6,000	\$5,988
Entry Signs	\$150	\$95
Small Tools	\$500	\$710
Supplies	\$2,850	\$2,991
Equipment Purchase	\$0	\$217
Total Grounds	\$21,200	\$20,213

22

Expenses (Streets)

Category	Budget 2012	Actual 2012
Light Utilities and Repair	\$36,000	\$39,393
Cleaning	\$9,625	\$10,261
Repairs	\$9,000	\$5,381
Snowplowing	\$19,000	\$16,200
Sign Repair/Replacement	\$500	\$0
Painting/ Maintenance	\$3,000	\$3
Total Streets	\$77,125	\$71,238

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Expenses (Community Center)

Category	Budget 2012	Actual 2012
Utilities	\$3,500	\$2,603
CC Checkout (Renters)	\$800	\$1,385
Cleaning & Supplies	\$3,000	\$2,490
Garbage Removal	\$2,500	\$2,404
Maintenance	\$500	\$1,943
Total Community Center	\$10,300	\$10,825

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Expenses (Equipment)

Category	Budget 2012	Actual 2012
Reg/License/Permit	\$100	\$158
Vehicle Repair	\$700	\$482
Shop Utilities	\$1,300	\$1,434
Fuel and Oil	\$4,000	\$3,616
Equipment Repair/Maint	\$2,500	\$3,226
Total Equipment	\$8,600	\$8,916

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Expenses (Admin)

Category	Budget 2012	Actual 2012
Legal & Accounting	\$12,000	\$15,448
Insurance	\$33,740	\$28,789
Office Supplies	\$2,500	\$1,744
Office Equipment	\$1,500	\$526
Stationery & Printing	\$2,000	\$996
Postage	\$4,500	\$3,587
Telephone/ Internet	\$2,850	\$2,696
Meeting Expenses	\$1,000	\$872
BOD Meeting Expenditures	\$12,500	\$12,225
Property Taxes	\$11,700	\$10,327
D & O Insurance	\$3,000	\$3,075
Note Taker Pay	\$960	\$270

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Expenses (Equipment)

Category	Budget 2012	Actual 2012
Reg/License/Permit	\$100	\$158
Vehicle Repair	\$700	\$482
Shop Utilities	\$1,300	\$1,434
Fuel and Oil	\$4,000	\$3,616
Equipment Repair/Maint	\$2,500	\$3,226
Total Equipment	\$8,600	\$8,916

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Capital Reserve

Category	Budget 2012	Actual 2012
Income	\$39,781	\$41,306
Transfer from Operations	\$50,000	\$50,000
Expenses		
Park Equipment	\$60,000	\$59,964
Storm Drains	\$21,600	\$22,400
Engineering Fees	\$4,000	\$2,861
Total Capital Reserve	\$4181	\$6081

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Expenses (Admin Cont.)

Category	Budget 2012	Actual 2012
Website Hosting	\$600	\$600
Security Patrol	\$1,000	\$560
CBO Commission	\$0	\$12,286
Misc	\$7,020	\$5,252
Total Admin	\$96,870	\$99,253

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Expenses (Manager Center)

Category	Budget 2012	Actual 2012
Utilities	\$1,300	\$1,416
Cleaning & Supplies	\$500	\$117
Maint & Repairs	\$1,500	\$1422
Total Manager Center	\$3,300	\$2,955

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Expenses (Debt Service)

Category	Budget 2012	Actual 2012
CC Loan Interest	\$15,860	\$15,949
CC Loan Principle	\$24,667	\$26,883
MC Loan Interest	\$6,851	\$6,393
MC Loan Principle	\$22,576	\$24,266
Capital Facilities Fee	\$35,500	\$35,404
Total Debt Service	\$105,454	\$108,895

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2012 Financial Summary

Category	Budget 2012	Actual 2012
Total Income	\$429,305	\$467,949
Total Expenses	\$425,227	\$418,414
Total Net Income	\$4,078	\$49,535
Operating Balance		\$208,689
Capital Reserve Balance		\$125,976

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2013 Budget Overview:

Before 2012 there was only one budget, no distinction between the Operating expenses and Capital expenses and Reserves.

Now, starting in 2012, there are two separate ones, Operations and Capital.

Stoney and Steve explained where the dues go. If anyone is concerned, they can place a breakdown in the next monthly meeting.

Community Center loan was modified in 2011, the current rate is 5.0%, and the balance is \$300,493.

The manager center/office/shop also were modified in 2011, the current rate is 4.79% and the balance is \$128,863.

The capital facilities fee is the fee that the subdivision pays on the loan for the original infrastructure. The outstanding balance is \$313,037.

Income

Category	Budget 2013
CC Rental Income	\$12,000
Homeowners Dues	\$402,000
Collections Income	\$12,000
Fines & Late Fees	\$4,500
Mgr Home Rental Income	\$10,945
Misc Income	\$3,040
Total Income	\$444,485

37

Expenses (Payroll)

Category	Budget 2013
Payroll Taxes	\$21,500
Wages	\$99,331
Mileage Reimbursement	\$1,200
Total Payroll	\$122,031

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Expenses (Grounds)

Category	Budget 2013
Trees	\$300
Sidewalks	\$2,000
Fertilizer & Weed	\$4,000
Irrigation	\$3,050
Park Maintenance	\$2,000
General	\$1,000
Fence Maintenance	\$3,000
Entry Sign	\$150
Small Tools	\$750
Supplies	\$2,250
Total Grounds	\$18,500

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Expenses (Streets)

Category	Budget 2013
Light Utilities and Repair	\$36,250
Cleaning	\$10,000
Repairs	\$9,000
Snowplowing	\$25,000
Sign Repair/Replacement	\$500
Painting / Maintenance	\$3,000
Total Streets	\$83,750

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Expenses (Community Center)

Category	Budget 2013
Utilities	\$3,800
CC Checkout (Renters)	\$1,400
Cleaning & Supplies	\$2,250
Garbage Removal	\$2,500
Maintenance	\$1,500
Total Community Center	\$11,450

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Expenses (Equipment)

Category	Budget 2013
Reg/License/Permit	\$250
Vehicle Repair	\$1,200
Shop Utilities	\$1,500
Fuel and Oil	\$4,500
Equipment Repair/Maint	\$2,000
Total Equipment	\$9,450

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Expenses (Admin)

Category	Budget 2013
Legal & Accounting	\$10,000
Insurance	\$30,805
Office Supplies	\$2,500
Office Equipment	\$1,000
Stationary & Printing	\$2,000
Postage	\$4,000
Telephone / Internet	\$2,600
Meeting Expenses	\$1,000
BOD Meeting Expenditures	\$14,000
Property Taxes	\$10,800
D & O Insurance	\$3,075
Note Taker Pay	\$500
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Expenses (Admin Cont.)

Category	Budget 2013
Website Hosting	\$600
Security Patrol	\$1,000
CBO Commission	\$4,000
Misc	\$3,396
Total Admin	\$91,276

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Expenses (Manager Center)

Category	Budget 2013
Utilities	\$1,300
Cleaning & Supplies	\$350
Maint & Repairs	\$1,000
Total Manager Center	\$2,650

45

Expenses (Debt Service)

Category	Budget 2013
CC Loan Payment	\$40,525
MC Loan Payment	\$29,427
Capital Facilities Fee	\$35,426
Total Debt Service	\$105,378

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2013 Operation Budget Summary

Category	Budget 2013
Total Income	\$444,485
Total Expenses	\$444,485
Total Net Income	\$0

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Capital Reserve

Category	Budget 2013
Income	\$41,200
Transfer from 2012 Operations Surplus	\$10,800
Expenses	
Park Improvements	\$30,000
CC New Flooring	\$12,000
Remodel for Sheriff Office	\$5,000
Vehicle Purchase	\$5,000
Total Capital Reserve	\$0

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Public Comment:

Snowplow contract explained after inquiry from homeowners.

Joseph Bridges asked about people driving on lawns throughout the subdivision. Stoney said they would work on putting snow markers.

Stoney explained that they were required to make parks that are appropriate for all ages. Homeowners are worried that the volleyball net will not be enough and that the children on that side of the subdivision will not have anything to do since volleyball nets are for older kids. Joseph Bridges also wondered about the aerators in the pond. Stoney replied that there are only four working out of six right now and that a scuba diver will need to go down and figure out what is wrong with the other two.

Another homeowner asked about having porta potties in the summer again. Stoney said all went fairly well last summer and that they will try to have one in the park as well as by the pond. They are still discussing the possibility of an actual structure but they are worried about vandalism and the expenses to add electricity. The storeowners around the pond cannot afford to allow people to use their bathrooms either because they were not made for commercial use. A homeowner, who also drives buses for the Belgrade school district, stated that there are nine buses and between all the parked cars in the street and the garbage cans, they are having a difficult time maneuvering the buses around. Stoney said they are working on the issue.

Homeowners asked questions regarding homemade gravel/ concrete pad that they received letters about. Stoney said they needed to submit landscape approval form.

One homeowner received a letter for a vehicle parked in front of their property but it is not their vehicle and they do not want to get fined for it. Stoney informed her to let the office know as soon as possible so they can take care of it.

Brenda Throop made sure the homeowners knew of the ways to be informed about subdivision issues. The website, monthly meeting minutes, and newsletter are all available to the public.

Curtis brought up that it is the landlord's responsibility to deal with the property, not the renter's.

The board is brainstorming ideas to fix parking problem.

The board unanimously voted to adjourn the meeting at 8:51pm on January 15, 2013.

October 15' 2013 Monthly Meeting Minutes

Meeting Called to order at 7:00 by Stoney

Board Members present: Stoney, Joel, Curtis and Steve

Board Members absent: Brenda

Others in attendance: Danny Hilkemeier, Charlene Hilkemeier, Kathy Walker, Partick Baci, Jeff Clements, Gallatin County Deputy Sherriff joined the meeting at about 7:15.

August Meeting Minutes will be approved via email.

Financial Report provided by Steve. No Questions or comments.

Landscape Reviews: None

General Fine Structure. Stoney provided the history and indicated this was the 3 month for public comment on the policy. Pat asked a question about the process for a policy. The board clarified the process to Pat. Joel made a motion to accept the policy as presented with an effective date of January 1, 2014. Stoney Seconded. Motion passed 4-0.

Stoney provided an update on the maintenance report and covenant enforcement report.

Stoney announce the November CPR class. Jeff asked if there would be one in the spring before swimming season. The board indicated that they thought that would be the case.

Citizen comments: Pat had several comments about street parking, fireworks and atvs. The board had a discussion of various issues related to these topics.

Meeting was adjourned at 7:32

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
November 19, 2013

Board of Directors in Attendance:

Steve Eaton, Treasurer- Term expires 1/16

Stoney Wahl, President- Term expires 1/16

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Joel Schumacher, Vice President- Term expires 1/14

Attendees:

Jeff Clements

Pat Baci

Suzette Whipple

Meeting was called to order by Stoney Wahl at 7:00pm on November 19, 2013.

Approval of Minutes:

The minutes will be approved through e-mail.

Financial Report:

Steve detailed the financial report.

Old Business:

Zoning Text Amendment

- Final Approval for zoning text amendment application that will be presented to the Gallatin County Zoning Commission.
- Moving forward to file application with the county.
- The amendment will allow sheds to be closer to the property lines.
- Questions from property owners
 - Regarding shed size for new amendment. If the shed is larger than 120 square feet than you will need to meet original zoning regulations. The text amendment is only for sheds 120 sq ft or less. Board of Directors recommended to property owner that if they want larger sheds to qualify for the text amendment
 - Regarding paperwork submittal to RRPOA. The amendment allows property owners to build sheds under 120 sq ft without land use permit.

Property owners will still need to submit Architectural Landscape Review Form to the RRPOA to build the structure.

- Stoney Wahl motioned to adopt the zoning text amendment document as written to submit to the Gallatin County Zoning Commission. Curtis Backlin seconded the motion. All were in favor and the motion passed.
- Stoney answered questions regarding the process once the application is submitted to the county. The county and the RRPOA will give notice of the meeting. There was discussion regarding the mailing of the notice (*the mailing is only required for Zoning Map changes not text amendments.)

New Business:

Maintenance Manager Report

- The main focus of has been on 2014 budget project bids.
- Some of the projects include the final phase of the park improvements.

Covenants

- 65 – Violations
- 3 – 2nd Violation Letters Sent
- 4 – Properties Fines

Lighting Contracts with Northwestern Energy

- Property owners are currently paying for lights in the Commercial Parking Lot. There are a total of 18 lights and we will be canceling the contract for 11 lights. The Commercial Village Owners Association will have the option to continue the contract.
 - Public Comment: Suzette Whipple recommended that the recycle bins be lit. Stoney discussed that the street and the entrances will continue to be lit and paid for by the RRPOA.
 - Cost savings are around \$360/month. The amount of dues that the commercial lot owners pay does not cover the lights. The commercial village owners association owns the large parking lot. It is their responsibility to maintain the lot. The CVOA has a combined interest in the parking lot and should maintain it and the lights within the parking lot.
- Our general contracts were also reviewed and it was found that we were being over invoiced for lights that were never installed. The RRPOA will be receiving a credit for these lights.
- Stoney discussed also reviewing the types of lights within the subdivision and moving forward with replacing certain types with fixtures that would improve lighting throughout the public areas.

Meeting Minutes

- We are in need of a person to take detailed minutes for our public meetings. Please call the office you are interested.

Board Position open in 2014

- There are 2 board positions up for election in 2014. The current board members have the option to run again. Interested property owners should submit a letter of intent to the RRPOA office.

Citizen Comment Period

- Jeff Clements from 43 West River Rock commented that the fence behind him is deteriorating. The fence backs up to the condos so Jeff was wondering who is responsible for the maintenance of the fence. It is possible that it is the condos fence because it runs the length of the condos. Discussion followed regarding the ownership of the fence and it was determined that we would need to look into the matter. Jeff would like to repair the fence to prevent his pets from escaping.
- Curtis asked if the attending property owners had any requests for future projects. Stoney discussed a basketball court, structures that would house the temporary bathrooms during the summer months. Pat asked why not build a permanent bathroom structure. Stoney discussed the issues with a permanent bathroom structure. The main reason is the cost of maintenance is the same regardless but there is an increased risk of vandalism to the actual bathrooms. The county park supervisor suggested that we do not install a permanent structure and suggest that we continue to provide temporary bathrooms during the busy summer months.
- Suzette discussed the installation of playground equipment in the park near the copper bloom condos.
- Pat asked about a skate park instead of a basketball court. Stoney explained that our insurance rates increase with a skate park but not a basketball court. We have also looked into an ice skating rink, which are even more difficult and expensive to acquire insurance.
- Pat asked if we were trying to resolve any issues with street parking. Stoney explained that we are setting precedence with subdivision issues and trying to tackle the issues that would benefit the majority of the subdivision. We continue to research the street parking issue but it is not as cut and dry as it seems. There are many things to think about when addressing street parking including the cost of enforcement to property owners.
- Suzette asked if the Annual Meeting would be held in January again. The meeting will be held January 21, 2014.

The meeting was unanimously adjourned by the board at 7:49pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
December 17, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16
Steve Eaton, Treasurer – Term expires 1/16
Brenda Throop, Secretary -Term expires 1/15, appointed 7/12
Curt Backlin, General Board Member – Term expires 1/14

Absent:

Joel Schumacher, Vice President – Term expires 1/14

Attendees:

Todd Throop
Jeff Clements
Kurt Lembke

*Officer Larsen present for meeting.

Meeting was called to order by Stoney Wahl at 7:00 pm.

Approval of Minutes:

The minutes for November will be approved through email.

Financial Report:

Financial report was detailed and comments were welcome. There were no questions.

Old Business:

- No Old Business

New Business:

- Maintenance Manager Report-
 - Craig is preparing for all the projects to complete in 2014.
 - He is also working on snow removal on sidewalk areas.
- Covenant Enforcement Report:
 - Violations – 58
 - 2nd letters – 4
 - Fines Issued - 1
- The Annual Board Meeting will be January 21, 2014 at 7 pm.
 - Board Member Election
 - 2014 Detailed Budget

- We are in need of a person to take detailed minutes for our public meetings. This is a paid position. Please contact office@riverrockpoa.org if you are interested.
- There will be a couple of board positions open in 2014. Please consider becoming an integral part of your neighborhood – become a board member!
- Winter is in full swing! Please remember to shovel your sidewalks in a timely manner!

Citizen Comment Period:

- Jeff Clements – He would like to be notified about the upcoming county zoning meeting.
- Jeff Clements – He also would like to comment about the adjoining fence line to his (POA owned?). He feels the wood is breaking down and would like us to follow up on this in the spring.
- Jeff Clements – He also would like to inquire if the school can turn the outside speaker down.

The meeting was unanimously adjourned by the board at 7:14 pm

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
February 19, 2013

Board of Directors in Attendance:

Stoney Wahl, President-Term expires 1/13

Joel Schumacher, Vice President- Term expires 1/14

Steve Eaton, Treasurer-Term expires 1/13

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Attendees:

Dan & Charlene Hilkemeier

Renae Pastorino

Robert Evans

Mike Mattion

Joseph Seaman

Suzette Whipple

Meeting was called to order by Stoney Wahl at 7:00pm on February 19, 2013.

Citizen Comments:

Renae Pastorino questioned who is responsible for pruning the trees. Stoney replied that the tree maintenance should fall under the maintenance of a home. They will work on starting a new template letter to inform the homeowners.

Stoney briefly explained the program to increase the planting of trees.

Approval of Minutes:

The minutes will be approved through e-mail.

Financial Report:

Steve Eaton detailed the financial report.

New Business:

Robert Evans, who manages the school buses for several subdivisions in the Belgrade School District, stated that there are 9 bus routes in River Rock alone. There have been no less than 3 fender benders in the last few months because of parked vehicles.

He handed out a paper showing current routing in the subdivision.

Robert brought up the issue of the delay homeowners endure in the mornings because of the buses, they are hoping with some more work on the bus routes that that delay can be decreased.

Ideas for improvements include:

- Reduce stops (cannot reduce the number of buses since the number of kids has not changed.)
- Set up a bus stop shelter in multiple common areas. (A picture of a bus stop in Big Sky was passed around)

Mike Mattion asked about the buses picking up the less abled children. Robert replied that those buses work on an individual plan and the buses try to get as close to the residence as possible, those students would not need to walk as far.

Curtis asked about the segregation of age among the students. Robert informed him that students Kindergarten through Third grade are not offered bus transportation because of the proximity to Ridge View Elementary.

Stoney brought up that parents may be willing to volunteer to watch the stop.

Robert added that if they keep having issues with the parked vehicles in certain areas of River Rock they may need to move the stops.

Robert said that garbage day is particularly tough to maneuver when the homeowners put their garbage cans past the vehicles.

Stoney said this project will be started, not this summer but the next one.

The meeting was adjourned at 7:30pm by Stoney Wahl.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
March 19, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16

Steve Eaton, Treasurer- Term expires 1/16

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Joel Schumacher, Vice President- Term expires 1/14

Attendees:

Ashley Wolff

Logan Wolff

Ted Suko

Brian Krohmer

Charlene Hilkemeier

Dan Hilkemeier

Meeting was called to order by Stoney Wahl at 7:04pm on March 19 2013.

Citizen Comments:

Dan wondered about the parking situation. They decided to discuss after the meeting.

Ted wondered how long the landscape reviews are good.

Stoney replied that they are good for one year, but if they have a change to make on the original review they need to submit the old one as well as the detail they want to change so they do not review the entire property twice.

Approval of Minutes:

The minutes will be approved through e-mail.

Old Business:

Park improvements (Benches and Picnic Tables)

- The board is working on a way to re-route the sidewalk around the community center so the homeowners won't walk through the private events that are being held.
- So that the benches and tables match, they will be either green or brown, which are the colors of the new playground equipment.

- There are a couple other areas around the subdivision that they are thinking to put some benches and tables as well as add more doggy stations.
- The benches and tables will be bolted down rather than put in with cement so that there is the ability to replace or fix them if need be.

Sheriff's Office Update

- The finishing touches are being made; they are just waiting on the completed internet connection.

New Business:

Employee Update

- There is a new maintenance man, Craig Lang. His hours are seasonal for now-part time in the winter and full time in the summer.
- Carey is now full time in the office as General Manager / Office Manager, separating the maintenance and manager work.

Boulevard Tree Order

- Stoney mentioned that the homeowners can still sign up if they have not already.
- This is an opportunity for the homeowners to buy new trees or replace their old ones that have died for a cheaper price. This is also open to people who are interested in getting an extra tree put in.

Community Garage Sale

- The subdivision-wide garage sale will be held on June 8th. This event will be advertised.

Financial Report:

Steve Eaton detailed the financial report.

The meeting was adjourned at 7:20pm by Stoney Wahl.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
April 16, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16
Joel Schumacher, Vice President- Term expires 1/14
Steve Eaton, Treasurer- Term expires 1/16
Brenda Throop, Secretary-Term expires 1/15, appointed 7/12
Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Attendees:

Charlene Hilkemeier
Dan Hilkemeier
Irene Wolf
Morgan Rawson
Shannon Morris
Carissa and Jeromy Secondo
Webb
Ryan Ridhon
Tamara Burling
Brian Krohmer

Meeting was called to order by Stoney Wahl at 7:00pm on April 16, 2013.

Citizen Comments:

Irene, 405 Green Tree Drive, brought up the issue of a letter she received about her deck cover. She was informed that the letters were sent out to violators of county zoning. In the end, they decided to keep in touch after there is a decision of how to deal with this situation. Stoney said this subject must be covered case by case.

Another issue brought up was the property lines. Residents are having a hard time finding their boundary pins as some may be as much as 5 feet underground.

There was general conversation about property lines.

A homeowner on West River Rock Road wondered what was being done for all the houses on her street that are in violation for not watering or keeping an excessive amount of items in the lawn. She is worried her neighbors are decreasing her own property value.

Stoney mentioned that those people are getting fined, but may be choosing to not do anything and ignore the letters. After a certain number of months, those residents will be sent to collections.

Another homeowner questioned the gravel parking situation. They were assured that they are not being singled out and many people have had to pay to replace with asphalt.

Stoney stated that if residents email them or leave some sort of written complaint, they must act on it.

Approval of Minutes:

The minutes will be approved through e-mail.

Old Business:

Park Improvements for 2013- Benches & Picnic Tables

Bids for the concrete should be in soon and there should be visible progress with the benches and tables.

Residents were inquiring about forming committees to work on overgrown weeds, etc. The board told her that they are more than welcome and serious committees may get a certain amount of money to buy flowers, etc.

Sheriff's Office Update

Pretty much done. Internet is all they are waiting for and that should be installed within the next week or two.

Having the sheriff closer will make it easier for people to file complaints without going all the way to Bozeman. This office will cover the whole Belgrade area and should save money for the board by decreasing the amount of graffiti on the sidewalks.

There should be a public media announcement when they are settled in the Community Center.

Community Garage Sale

June 8th. Call or email the office to be added to the map.

Boulevard Tree Order

33 trees have been ordered. The deadline for those is May 1st. The trees do not need to be placed strictly in the boulevard strip, they can be used for other parts of the yard as well.

New Business:

Employee update

The office is working on new landscape review forms to make it easier for property owners to follow.

Craig will be building and installing safety grates for the irrigation ditches.

The board is looking into hiring someone to pick up the dog poop around the subdivision.

Financial Report:

Steve Eaton detailed the financial report.

The meeting was unanimously adjourned by the board at 7:59pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
May 21, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16

Joel Schumacher, Vice President- Term expires 1/14

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Steve Eaton, Treasurer- Term expires 1/16

Attendees:

Carolyn Simser

Suzette Whipple

Danny & Charlene Hilkemeier

Ruth Bumgarner

Kathleen Miller

Jessica Ennist

Ty Kraft

Lance & Sara Parks

Ed Allen

Jason Guffey

Dave Jillard

Betty Dote

Levi Shugart

Louis Dieter

Don & Clarice Walters

Leanne Bachmeier

Meeting was called to order by Stoney Wahl at 6:59pm on May 21, 2013.

Citizen Comments:

There were questions concerning what qualifies as too messy for a yard as well as the rules for decks. They were informed that the yards need to be looked at case by case. As for the decks, there are properties that have 8ft setbacks and others that only have 5ft, which could be cause for confusion among residents. They outlined the rules for having decks per the covenants. Others were concerned about the excess dandelions this year and were wondering what the board was going to do about it. The board is working on different ways to get rid of them.

A homeowner asked if he could start a committee doing landscape work around the subdivision. The board was ok with it and willing to work that into the budget if he was serious about sticking to it.

The residents were informed that the pond is not to be used as an ice skating rink and that they are working with the insurance to set up a separate place to skate within the subdivision to discourage skating on the pond.

Approval of Minutes:

The minutes will be approved through e-mail.

Financial Report:

Joel Schumacher detailed the financial report.

Old Business:

Park improvements-

Concrete slabs were installed and they are working on getting the benches and tables installed.

Sheriff's Office-

There will be a ribbon cutting ceremony as well as a BBQ to celebrate. The date will be put in the paper when it is decided.

Community garage sale-

June 8th, make sure to email or call the office to be added to the map.

New Business:

Audit Report-

ATTACH COPY OF REPORT HERE

Community Center Wi-Fi-

The password will be put on the quarterly statements. It will be free but will not allow residents to download large files, i.e. Netflix. The password now is river2013.

The meeting was unanimously adjourned by the board at 7:53pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
June 18, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Steve Eaton, Treasurer- Term expires 1/16

Joel Schumacher, Vice President- Term expires 1/14

Attendees:

Chris Wathen

Sean Edelen

Suzette Whipple

Meeting was called to order by Stoney Wahl at 7:01pm on June 18, 2013.

Approval of Minutes:

The minutes will be approved through e-mail.

Financial Report:

Brenda and Stoney detailed the financial report.

Old Business:

Park Improvements for 2013- Benches and Picnic Tables

- Concrete is finished and all the benches and picnic tables are installed just in time for summer. They will be finishing the landscaping around each concrete pad over the next week.

Sheriff's Office Finished

- The Ribbon Cutting Ceremony BBQ will be held on July 13th. The fundraiser will be funded by them but River Rock will provide the space. They will provide burgers and hot dogs.
- The non-emergency line for the sheriff's office is 582-2100. If someone sees the Police car outside the office, they are welcome to knock on the door.

Garage Sale 2013

- It was a big success. There were well over 30 garage sales and it was a beautiful weekend for it.
- The garage sale is held early each summer as to not interrupt camping season.

New Business:

Maintenance Manager Report

- The maintenance team will be working on the area around the pond and community center. This will include trimming trees and shrubs around and below the community center, weed control, and cleaning up the graffiti. You will also see the garbage cans getting a new paint job.
- They plan to finish painting the remaining cross walks and fire hydrants.
- We have purchased the equipment that will allow us to spray for weeds and also fertilize. This will allow us to add additional applications to the lawns to continue our war on dandelions throughout the season.

Covenants

- Stoney put a reminder out that the hours to light fireworks within River Rock Subdivision are **July 3, 4, 5 between the hours of 5pm-10:30pm.** Rocky Mountain Security will be patrolling.
- Residents who got warnings last year, and fail to abide by the rules again this year, will get fined.

Citizen Comment Period

Homeowners wondered if the vandalism on the sidewalks of Woodman Drive would be taken care of as well. The board informed them to email the office to make sure the Maintenance staff knows about it.

The board outlined the rules for watering during the dry season. The information will be sent out in the mail with the water bill.

The residents were inquiring about rules for dogs on leashes—the rule is that the dog needs to be under control, whether that means that the dog listens when it is called and does not need a leash or it must be on a leash to behave.

The meeting was unanimously adjourned by the board at 7:31pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
July 16, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16

Brenda Throop, Secretary-Term expires 1/15, appointed 7/12

Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Steve Eaton, Treasurer- Term expires 1/16

Joel Schumacher, Vice President- Term expires 1/14

Attendees:

Phyllis Johnson

Bill Van Horn

Barbara Van Horn

Suzette Whipple

Kathryn McBee

Meeting was called to order by Stoney Wahl at 7:00pm on July 16, 2013.

Approval of Minutes:

The minutes will be approved through e-mail.

Financial Report:

Stoney detailed the financial report.

Old Business:

- Sheriff's Office Grand Opening was a big success. Members from the community attended the BBQ Event for the Grand Opening of the Sheriff's Office Substation. There was good feedback on the event.

New Business:

- Maintenance Manager Report-
 - The graffiti has been removed from the playground equipment and various other areas in the subdivision. Please report any other vandalism to the office as well as the sheriff's office. The new product is working well to get rid of the graffiti.
 - They plan on finishing painting the remaining cross walks and fire hydrants.

- We have purchased the equipment that will allow us to spray for weeds and also fertilize. This will allow us to add additional applications to the lawns to continue our war on dandelions throughout the season.
- Working on the irrigation zones. Raising sprinkler heads. Repairing damaged gaskets, heads, and lines. They are changing out the nozzles as well.
- The board outlined the new Temporary Covenant Exemption Form-Cases that require this used to be done through email but the use of the actual form will allow for better kept records and aid in making case responses more uniform.
- Community Center Non-Profit Use- They have started going case by case depending on what kind of organization is renting the venue. Some only require hourly rates, such as the Taekwondo class that uses the center once a week for an hour. Other activities, such as weddings, must rent for the day. Renting the Community Center for free is impossible because of insurance as well as heat in the winter and the cost for lights and other utilities.
- The board wants to remind everyone not to park on sidewalks. This is a safety issue and a liability to each property owner.

Citizen Comment Period:

Kathryn was concerned about the parking on the street. She noticed that it is becoming dangerous to anyone wanting to cross the road. Stoney told her that the board is working on it but River Rock does not own the streets and there is nothing they can do as far as towing vehicles yet, but they are working hard toward a solution.

She was also curious about security around the subdivision as well as general questions for the board members.

Bill brought up that renters are not following covenants. The board informed him to call the office and let them know and someone can get in touch with the homeowner who signed the covenants and is responsible for their renters to follow the rules.

Bill and Barbara also had questions regarding a county letter they received about their Carport. Suzette asked if the board could extend the yellow lines around the condos where she lives to make pulling out of the parking areas safer for residents.

The meeting was unanimously adjourned by the board at 7:58pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
August 20, 2013

Board of Directors in Attendance:

Joel Schumacher, Vice President- Term expires 1/14
Brenda Throop, Secretary-Term expires 1/15, appointed 7/12
Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Steve Eaton, Treasurer- Term expires 1/16
Stoney Wahl, President- Term expires 1/16

Attendees:

William DeHaan
Dan Hilkemeier
Gwen Moore
Bonnie Sargent
Jeff Clements
Barbara VanHorn
William VanHorn
Joe Seaman
Jamie Snell
Steven Clarkson
Johnny Stevens

*Sheriff's deputy present for meeting.

Meeting was called to order by Joel Schumacher at 7:00pm on August 20, 2013

Approval of Minutes:

The minutes for June and July have been approved via e-mail.

Financial Report:

Joel detailed the financial report and asked for any questions. There were no questions.

Old Business:

No old business at this time.

New Business:

- Maintenance Manager Report-
 - Craig has begun fence staining. He will be working on the POA owned fences – and will not be going onto private property to stain the homeowner side of the fence. If the homeowner wants to do that part of the fence – Joel instructed them to call Carey at the office to obtain stain.
- Covenant Enforcement July numbers report

- There were 83 first time violation letters sent
- There were 7 2nd time violation letters sent
- 1 property was assessed a fine
- General Fine Structure Policy Letter
 - This is a period of public comment on a new way to enforce the covenants.
 - Joel explained that public comment is encouraged and would continue for a period of time into the future to get the process worked out.
 - This is a policy of enforcement – not an amendment to the covenants.
- Gallatin Heart Rescue Bystander CPR Class
 - The details were announced via a flyer given to the homeowners. The class will be held September 12th at 7:00 pm and is open to the public.
- Meeting Minute Note Taker
 - It was announced that we are in need of a person to take detailed notes during the monthly meetings.

Citizen Comment Period:

- Gwen Moore is concerned that there are POA trees that haven't been replaced – therefore she doesn't feel comfortable with any fine structure changes until some of the trees are replaced.
- Will DeHaan owns property in different parts of the county and wants to know why River Rock does not allow metal roofing. He would like us to look into this to see if there is a way he CAN do metal roofing.
- Jamie Snel is concerned about the policy of loose running dogs. Her neighbor's dog was recently attacked by a pitbull. The sheriff's deputy present at the meeting discussed the county rules as well as what can be done when a resident feels threatened by a loose dog. (Call the sheriff's office).
- Jeff Clements came to discuss a letter he recently received regarding his shed. After some discussion of the recent meeting with the county commissioners, the zoning vs. covenant rules and landscape reviews as well as land use permits, we explained to him that the shed issue is temporarily on hold while we work with the county.
- Bonnie Sargent wanted to ask about on-street parking as it pertains to the yellow "no-parking" zones. We explained that we are currently working with the county to seek enforcement of these zones and that in the meantime, we are asking residents to honor the yellow no-parking zones. She is concerned that people are still parking in these zones and it limits visibility when people are trying to pull out of their driveways.
- Gwen Moore stated that there is no speed limit sign on West River Rock and she would like to see one placed there. There is also no stop sign by the storage areas and she felt that this is a safety issue.

The meeting was unanimously adjourned by the board at 7:45pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
September 17, 2013

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16
Brenda Throop, Secretary-Term expires 1/15, appointed 7/12
Curtis Backlin, general board member- Term expires 1/14, appointed 11/12

Absent:

Steve Eaton, Treasurer- Term expires 1/16
Joel Schumacher, Vice President- Term expires 1/14

Attendees:

Shasta McLaughlin
Jeff Clements
Todd Throop
Doug Duschene
Sean Edelen
Philip Edelen
Tony (Unknown)

*Sheriff's deputy present for meeting.

Meeting was called to order by Stoney Wahl at 7:00pm.

Approval of Minutes:

The minutes for August will be approved via email.

Financial Report:

Stoney detailed the financial report. There were no questions.

Old Business:

General Fine Policy Review & Public Comment.

Stoney explained the situation and asked for comment. There were no comments or questions from attendees.

New Business:

- Maintenance Manager Report-
 - Sprinkler blowout will begin this week.
- Covenant Enforcement July numbers report
 - There were 94 first time violation letters sent
 - There were 11 2nd time violation letters sent
 - 1 property was assessed a fine
- Gallatin Heart Rescue Bystander CPR Class
 - Next class will be in November.

- Meeting Minute Note Taker
 - It was announced that we are in need of a person to take detailed notes during the monthly meetings.
- Zoning Text Amendment Review for accessory buildings in the subdivision.
 - General discussion regarding this process
 - A question was raised about how to give public comment to the county when it comes time for that.
- Snow Plow Bids
 - Bozeman Site Services came in at \$5004.00/month
 - Shearman LLC came in at \$2735/month
 - Discussion was had regarding the equipment each company has to offer and the difference in the bids.
 - We will be in touch with Bozeman Site Services to have them re-bid the cost under different parameters.

Citizen Comment Period:

- An attendee had a question regarding approved lights for the subdivision.
- Shasta McLaughlin attended to discuss attached letter.

The meeting was unanimously adjourned by the board at 7:45pm.