

River Rock Property Owner's Association  
240 B North River Rock Dr.  
Belgrade, MT 59714  
January 17, 2012

### Annual Member Meeting

#### **Board of Directors in Attendance:**

Scott Quinn, President  
Stoney Wahl, Vice President  
Steve Eaton, Treasurer  
Taylor Matthews, Secretary  
Joel Schumacher, Board Member

Scott called the meeting to order at 7:05 p.m.

Scott stated that the bylaws state that in order for there to be a quorum, there needs to be 60% of the members present. The POA's lawyer has advised for the board to continue with the meeting or else business could not be conducted in an efficient manner.

Scott advised that there are no new board members this year, and that the board would be confirming Joel and Taylor on the board. They showed interest so they stepped on to the board of directors.

#### **2011 Highlights**

Joel went over the highlights of 2011. Playground equipment was removed due to the recommendations from the Capital Improvement Plan (CIP) as well as for insurance exposure reasons. The board plans on redeveloping the parks and recreation in 2012.

Joel discussed the Capital Improvement Plan and the recommendations for various infrastructure issues such as: street maintenance, building repairs, snow and lawn care, and park equipment and maintenance. The CIP helped to determine possible long term costs to the POA to assist with budgeting.

The CIP showed that it would be cheaper in the long run to do lawn care in-house even with the purchase of equipment and the hiring of employees. The snow plowing is still more cost efficient to be outsourced to a contractor.

The issue regarding the contract on Street Lights was reviewed and there would be a much too large up-front cost to replace the lights, so the board has decided to continue with the contract with Northwestern Energy.

Joel discussed the loan modifications that were done in order to minimize costs on the loans that are on the community center and the manager's office/shop.

Joel discussed the changes in budgets. In 2011 there was only one budget, however, the board has decided to do two (2) budgets for 2012 that splits out the operations and the capital.

Joel discussed the storm drains that are an issue in River Rock, the POA is slowly replacing storm drains to help with the flooding that occurs after heavy rainfall.

There was discussion regarding the covenants enforcement that started this year. An employee was hired to help reduce violations and at this point most violations have been resolved.

The board has started an employee handbook and created employee procedures and added office policies regarding the time clock, finance charges, vehicle use, check writing procedures, as well as outsourcing the quarterly mailing to assist with decreasing cost.

Joel discussed that the POA collects about 85% of what is billed out. The board created a collection policy and started using a collection company. This has helped to bring in a lot of past due items from members.

The board discussed the amount of hours the board members put in for the POA.

### **2011 Budget Review**

Steve reviewed some of the budget items from 2011. He discussed that the Community Center income was lower than anticipated. The down economy as well as the rate structure and lack of advertising are all contributing factors to the decrease in income. The dues income includes past dues that were obtained through collections. The miscellaneous income is legal fees and filing fees recovered from released liens.

The payroll taxes were overestimated and it will be corrected on this year's budget. The wages paid were from two (2) full-time employees, one (1) part-time employee and two (2) seasonal employees.

The grounds expenses, some items were not completed due to being lower on the priority list, but were budgeted by the board. Some categories were combined or split so it would be easier to track. Lawn fertilization and weed control were combined. Utilities and irrigation system maintenance were split out.

There were a few purchases to assist with grounds maintenance, such as an aerator compressor and an ATV trailer.

Steve discussed the street expenses such as storm drains; eight were added this year. The snowplowing was estimated off of the 2010 costs. The sign expense is from anticipated parking signs to be purchased. The street painting was a low priority budget item.

The community center hired a cleaning service to help check people out after they rent the facility. The equipment expenses were from rented equipment to assist with maintenance of the grounds. The lawn care equipment was purchased and there were insurance expenses with the new equipment.

Steve reviewed the administrative expenses such as legal, accounting, dues and publications, subscriptions and the postage meter rental expenses. There was a discussion of the stationary and printing, meeting expenditures, as well as the security patrol meeting expenditures. There were expenses associated with the Collection Company and professional services such as the capital improvement plan.

There was also a discussion of the manager center expenses.

A question from a member was asked regarding the storm drains if they are helping. The board stated that they are helping but more are needed to keep up with the heavy rainfall.

A question was posed regarding the loan modifications. Joel stated they are all variable and the modification was a better option than refinancing due to not needing appraisals etc.

### **2012 Budget Review**

Scott went through the 2012 Budgets and explained any line items.

### **Notice of Items for Public Comment**

The board advised the members of open items that can be commented on. The parking lot as well as the landscape review fee schedule.

### **Citizen Comments**

There was a comment regarding the budget on the playground equipment. The member inquired if the POA could obtain grants. Taylor stated that they are looking at all of the options, but would need a proposal which is hard to do with such a tight budget.

A member wanted to thank the board for the hard work.

A member inquired about the required lights that are no longer available. The board stated they are looking into other options that will match the rest of the lights in the POA.

Another member inquired about looking into fluorescent light options as the last longer. The board stated they are looking at all of the options.

A member inquired about kids being out on the pond while it is frozen. The board advised that if it is seen the authorities should be notified.

Another member asked about abandoned trailer. The board advised to call the sheriff regarding abandoned vehicles.

The status of the parks was inquired. The board is still looking into options for park development.

A member asked about the miniature stop sign and who it belonged to near the walkway. The board was unsure of the owner.

The board thanked Scott for his service.

The meeting was adjourned at 8:30 p.m.

## Meeting Minutes 2/21/12

All board members in attendance (Taylor, Stoney, Steve, Joel)

Meeting called to order 7:02

Attendance: Dave Hofer, Kristen Lowe, Joseph Bridges, Tyson Wyman, Shawn Moran, Claudia Lubin, Jeff Moya, Carl Tuiback

1. Tyson Wyman commented on the definition of Commercial Vehicles. We asked Tyson to either send comments or attend the next few monthly meetings. We as a board will be developing a draft definition of commercial vehicles for the March meeting. The board will seek comments in March or April before a final decision is made.
2. Kristen Lowe (or Love) 60 Leep Lane: They have an RV on an unapproved parking pad. They have been fined \$850. She would like the fine removed and a grace period until spring when they can construct an approved parking pad. We asked her to submit a proposal to the board by 2/28 on what she would like to happen. The board will consider her request at our next Work Group Meeting.
3. David Hofer (180 Green Belt): He has submitted a landscape plan that needs clarification. He is proposing 3 items. 1) adding a gate to an existing fence. 2) move current fence forward to the edge of the house. 3) adding a dog kennel. It appears 1 & 2 are acceptable but not 3. The board will send a letter to David indicating this.
4. Joe's proposal on community center usage in exchange for remodeling work.
  - a. Tabled until a work group session
5. Parking Lot Discussion
  - a. Joel provided a short background of the status of the parking lot.
  - b. Commercial Property owner Shawn Moran commented about the history of this issue. He also suggested a possible joint effort between RRPOA and the Commercial POA. Shawn indicated he could "coordinate" the commercial owners for communication with the POA.
  - c. Jeff (another commercial owner) also made a comment about the users of the community center using his parking lot. He would like "goodwill" between POA and commercial owners.
6. Taylor provided an update on parks
  - a. A wish list is needed for pricing some options
  - b. Shawn commented on various aspects of the parks plan
  - c. Joel asked the commercial owners to consider the possibility of accepting a payment for the public's use of the bathroom facilities during the summer months. No specific proposal was made...simply a suggestion to think about the problem and possible solutions.

Meeting was adjourned at 8:35. Motion by Joel, Seconded by Stoney & Taylor.

River Rock Property Owner's Association  
240 B North River Rock Dr.  
Belgrade, MT 59714  
March 20, 2012

#### Monthly Board Meeting

#### **Board of Directors in Attendance:**

Stoney Wahl, President  
Steve Eaton, Treasurer  
Taylor Matthews, Secretary

#### **Board of Directors Not in Attendance:**

Joel Schumacher, Board Member

#### **Members in Attendance:**

Gary Ullman  
Shawn Moran  
Suzette Whipple

Stoney called the meeting to order at 7:05 p.m.

#### **Citizen Comment**

No comments.

#### **Financial Report**

Steve reviewed the budgets. He stated that the Capital Reserve stated on the monthly report may be off a little bit. The net income is in the red, there were larger expenses this month due to insurance renewal and the snow plow. The budget will catch up in coming months. The account isn't over, there is extra in the account so it is in the clear.

The Capital reserve doesn't have any expenses at this time except the purchase of deposit tickets.

#### **Landscape Review**

- 31 Potter Lane
  - o Eric Austin re-submitted, however, he is not at the meeting.

## **Old Business**

### **Needs seen by Employees**

Gary stated nothing new at this time. Gary discussed the door in the community center; it needs to be bigger because the chairs run into the door jams when being taken in and out of the room. Stoney asked Gary to get bids on the door.

### **Park Improvements**

Taylor has been getting bids. She brought literature from the companies to share with the other board members.

Stoney discussed the Pedestrian and Bicycle safety committee. They stated they would be able to help with parking enforcement. The board needs to provide them with a wish list and they will help with as many items as possible. Stoney discussed that the city and county police may assist with parking enforcement if it is seen as a safety concern. There was a discussion of attending the next county commissioners meeting to discuss these items.

Stoney still recommends calling the Sherriff a lot and providing license plate numbers as well as pictures with date stamp. This will assist in getting vehicles towed. The POA needs to put up "No Parking" signs which then makes it illegal and will be able to get the vehicles towed.

There was a discussion about creating a parking lot for the park and there were questions as to what the cost would be.

### **Parking Lot**

There has been discussion via e-mail. An increase in dues is not that big of a deal. Shawn Moran was at the meeting to discuss. They are interested in splitting the costs and being sure the dues cover the costs. At this time it doesn't appear that the cost for the sewer, lighting and cleaning and repair of storm drains is covered by the dues. Here was more discussion regarding the Northwestern energy contract for lighting. It was agreed that something should be worked out regarding dues as well as the taxes. Shawn requested a breakdown of numbers so that everything can be reviewed.

Stoney stated they can't assess or raise dues, but a separate contract could be done once an agreement is reached. Stoney suggested they look into a Capital Improvement Plan for their lot to help figure out the costs.

## **New Business**

### **Commercial Vehicle Interpretation**

The board discussed requesting registration to help determine what is a "commercial" vehicle. The vote will happen at the next monthly meeting. An enforcement clause, penalty and definition should be added.

### **Yard Lighting**

Gary stated that Distinctive Lighting will stock some of the lights. Kenyon Noble will order lights as needed for homeowners. Gary has the price list and everything will be put on the website.

### **Insurance**

This has been tabled regarding the umbrella for the association.

Stoney motioned to adjourn the meeting at 8:13 p.m. Steve seconded the motion. Motion passes unanimously.

Meeting adjourned at 8:13 p.m.

River Rock Property Owner's Association  
Board of Directors Meeting  
240 B North River Rock Dr.  
Belgrade, MT 59714  
April 17, 2012

**Board of Directors in Attendance:**

Stoney Wahl, President

Taylor Matthews, Secretary

Joel Schumacher, Board Member

**Board of Directors Not in Attendance:**

Steve Eaton, Treasurer

**Attendees:**

Kathryn Abbott

Suzette Whipple

Gary Uhlman

Meeting was called to order by Stoney Wahl at 7:02 p.m. on April 17, 2012.

**Citizen Comments**

Suzette stated there is a commercial vehicle abandoned in front of a house and it doesn't belong to the owner or the renters.

**Approval of Minutes**

Stoney stated approval of the March 21, 2012 Minutes will be done through e-mail.

**Financial Report**

Joel went over the budget and had nothing to add.

**Landscape Review**

31 Potter Lane – Not in attendance at meeting.

**Old Business**

**--Needs seen by employees**

None

**--Park Improvement**

Taylor stated there is nothing new regarding the parks. Stoney stated there will be workout stations throughout the park, but the main goal is the big park for the kids.

**--Parking Lot**

Nothing new. Gary reminded the board of the timeframe. Joel stated the ball was in their court and they could get back to the board, otherwise nothing can really be done.

### **New Business**

#### **--Fiber Optic Network**

Joel discussed the public meeting about the new fiber optic network that was being installed in River Rock. They will contact homeowner's but the board should look at the contract as it is a one time deal at this time. In about two years they will be back however there will be additional charges. Stoney requested that quotes were to be received for the office.

#### **--Commercial Vehicle interpretation**

There was an addition onto the interpretation regarding the enforcement. It will be posted for comment and voted on at the next meeting.

#### **--Yard Lighting**

There are three options listed on the website that have been approved for the homeowner's. Stoney requested Gary to get a globe for the light near the office.

#### **--Insurance**

The board stated they wanted the umbrella. Kathryn will talk to Erin at McHenry Insurance about it. The board was unsure if it was requested yet or not.

Joel brought up the question regarding summer help. The job will be opened up and the guys from last year will have the option of the positions again. They may look at temporary people to be hired when the playground equipment needs to be installed.

Joel advised that the storm drain plan should keep moving.

Stoney motioned to adjourn meeting. Joel seconded the motion. Motion carries unanimously. Meeting adjourned at 7:23 p.m.

River Rock Property Owner's Association  
Board of Directors Meeting  
240 B North River Rock Dr.  
Belgrade, MT 59714  
May 15, 2012

**Board of Directors in Attendance:**

Stoney Wahl, President  
Joel Schumacher, Vice President  
Steve Eaton, Treasurer  
Taylor Mathews, Secretary

**Attendees:**

Kathryn Abbott  
Suzette Whipple  
Gary Ullman  
Jessica VanGareren  
Karrie Eaton

Meeting was called to order by Stoney Wahl at 7:00 p.m. on May 15, 2012. Stoney noted all board members are present and one position on the board remains open.

**Citizen Comments**

Shawn Moran spoke to the board regarding the parking lot. Shawn stated that some research was done on the lights, he spoke with a commercial contractor who stated the pricing seemed outrageous.

Joel stated that the state has a set rate on lighting costs. The problem is the lights are unmetered. To meter the lights is a very high cost to the POA.

Shawn will have more information regarding lights in the next few weeks, such as the cost break down and meters.

Shawn stated to protest and reevaluate the tax structure there are two items that need to be in place. The taxes must be in your name and it must be done after the assessment term, which in this case is after 05/31/2012. In many reevaluations the cost has gone down as much as 35%. Shawn stated that everyone in the commercial village is still on board to propose a payback schedule.

Joel stated that the deadline is June 28, 2012. The RR board only wants to go forward. Shawn stated they may settle the taxes. Stoney stated to investigate. Joel wants to look at the worst case scenario, that way there are no surprise that are detrimental if the situation is better.

Shawn discussed a payback structure to the RR POA. Joel will look into proposing a "loan" and a negotiation regarding a payback structure. Steve recommended checking with lawyer to be sure the POA can do a "loan" from one association to another.

Shawn asked about how to balance the lights. Joel wanted to focus on the ownership issue of the parking lot first and then go forward.

Stoney recommended that Shawn look into bids for the lights. Shawn stated he would as well as different bulbs. Stoney requested the information for one of the upcoming Tuesday meetings.

### **Approval of Minutes**

Stoney stated approval of the April 17, 2012 Minutes will be done through e-mail.

### **Financial Report**

Steve went over the financial report. Currently the board has a net income, however, there are more upcoming expenses, but all looks well at this time even with the upcoming expenses.

### **Landscape Review**

113 West Shore – Board will discuss at a later meeting.

### **Old Business**

#### **--Needs seen by employees**

None

#### **--Park Improvement**

Stoney explained that the board was required to obtain three bids before being able to make a decision regarding the Park and Recreation Improvement. The first year there is a \$60K budget for the large park. The next year a \$30K budget for the smaller parks, and the remaining year \$30K for items on the lake such as benches etc. The board stated that equipment would probably need to be rented in order to remove the sand as a different fall material is required. Gary stated that some of the sand could be used to replenish the beaches.

Suzette mentioned that some shaded areas would be a good idea for the parks. Taylor stated that they will look at local contractors to do that next year.

The board stated that the colors of the equipment can somewhat be chosen and that they would like to do something different than the other parks in the area. Joel mentioned that they would like to start on next year's play structure this year to get a head of the game.

The board reviewed all three bids that were obtained line by line. There were "canned" options as well as options that could be modified.

Some of the citizens were concerned that there were not any toddler sized equipment, and many families have older and younger kids and that it doesn't make sense to completely split the parks up. The board was leaning towards Dakota Fence, the representative came out to speak with the board and has done many playgrounds in the area as well as Montana.

Joel stated that \$5-6K should be reserved for the installation for items such as additional labor and equipment rental.

Gary wanted to look into the difference between wood and engineered wood, there is a significant cost difference.

Joel motioned that up to \$54K would be spent for the Park and Recreation equipment and the main structure would be purchased from Dakota Fence, this amount includes the fall material, but doesn't include installation labor and concrete. Taylor seconded the motion. Motion carries with a unanimous vote.

**--Commercial Vehicle Definition**

Stoney explained the definition. Stoney motioned to pass the definition. Steve seconded the motion. Motion carries with a unanimous vote.

**New Business**

**--Sprinklers**

Gary stated there were issues with the new fiber optic network damaging some of the sprinklers. The company has stated that they will fix all of the problems. Joel requested that Gary track his time if he fixes any of the sprinklers, and that the lawyer could get involved if necessary.

Stoney motioned to adjourn meeting. Joel seconded the motion. Motion carries unanimously. Meeting adjourned at 8:35 p.m.

River Rock Property Owner's Association  
Board of Directors Meeting  
240 B North River Rock Dr.  
Belgrade, MT 59714  
June 19, 2012

**Board of Directors in Attendance:**

Stoney Wahl, President  
Joel Schumacher, Vice President  
Taylor Mathews, Secretary

**Board of Directors Absent:**

Steve Eaton, Treasurer

**Attendees:**

Kathryn Abbott  
Suzette Whipple  
Gary Ullman  
Jill Pelan  
Robert Stone  
Jessica Van Garderen

Meeting was called to order by Stoney Wahl at 7:00 p.m. on May 15, 2012. Stoney noted all board members are present except Steve Eaton, Treasurer and one position on the board remains open.

**Citizen Comments**

Jill Pelan at 31 Pebblebrook was in attendance to discuss her trailer that is in the driveway. She questioned how the violations for the Property Owner's Association were monitored. Stoney stated there is an employee that monitors. Stoney also stated that there are many violations but the POA is focusing on the ones that receive the most complaints and that the entire association is monitored and violations given out across all of the homeowner's.

Jill asked about the issue with on-street parking. She contacted the county and it can be enforced. The board stated that they cannot run the plates and occasionally the Sheriff's department will give out the owner name. Joel stated that they have meet with Jeff Wade at the Sheriff's office.

The board also stated that they are now enforcing the covenants even though they haven't been enforced for years.

Taylor stated that the board is trying to uniformly enforce the violations. In order to change any covenants 60% of the homeowner's must vote and approve it. Stoney stated the board is trying to build a history of covenants enforcement.

Robert Stone was in attendance regarding his RV parked in his driveway. Robert stated that 7 days a quarter is not enough time. Stoney stated that there were many meetings before the interpretation was passed. Stoney stated that the POA will be lenient as long as the homeowner makes an effort, such

as coming to the meetings and calling the office to discuss the covenants violation. Stoney recommended he call the office and let Diane know when he is parking his camper and when he is leaving, so he has time to get it ready for his trips. Joel stated they would give Robert until the end of June and if he receives a letter he is to call the office and the POA will be lenient. Robert stated 7 days a month would be a lot easier to work with. Joel stated they went with quarterly as that is what the attorney recommended as everything else in the covenants is quarterly. Stoney gave Robert the office phone number (388-2863) and recommended he call when his camper will be in his driveway.

Joel briefly went over the fiber optic line being put in by Opticom. Stoney recommended homeowner's sign-up as it increases the home value and if the homeowner opts in at a later date then they will have to pay for it to be dug again. Stoney stated that Opticom is supposed to be putting yards back to how they were as it is a government funded program.

### **Approval of Minutes**

Stoney stated approval of the May 15, 2012 Minutes will be done through e-mail.

### **Financial Report**

Joel went over the financial report. It appeared that everything is in order and a mid-year review was done.

### **Landscape Review**

101 Wally D Lane – Board will discuss at the end of the meeting.

### **Old Business**

#### **--Needs seen by employees**

Gary stated that the truck door on the Dodge is not latching. Gary tried to get just the latch, but everywhere just sells the door as a whole unit. Stoney told Gary to go ahead and get a new door.

#### **--Playground and Park Improvement**

Jessica was curious about the number on the playground equipment that was ordered. Stoney stated it was Playsense 307.

Gary discussed that to move the sand it will cost about \$3500 - \$4000. They will tele-belt the sand. Gary stated half of the sand would be moved to the beaches around the pond and the other half will be disposed of, a small amount may be saved in case it is needed at a later date. Stoney wanted Gary to look into the cost to get rid of the sand, the truck cost only. Gary stated that Scenic City will get rid of the excess sand and would only charge the trucking costs and he would look into it. Gary stated no plans have been received yet and can't quite estimate the concrete costs without the schematics. He would try contacting the company again. Joel requested Gary to keep the board posted on any information regarding the plans. Stoney wants to get as much prep work done as possible so the equipment isn't sitting out too long, and he stated that the area will need to be fenced off once the sand is removed for liability reasons.

**New Business**

--None

Joel asked Gary how the sprinkler repairs are coming from Opticom digging lines. Gary stated that the issue needs to be found then contact Opticom and then they repair. Gary estimated he spends 20% of his time on this matter. Joel requested that Gary keep track of his time.

Stoney motioned to adjourn meeting. Joel seconded the motion. Motion carries unanimously. Meeting adjourned at 7:42 p.m.

River Rock Property Owner's Association  
Board of Directors Meeting  
240 B North River Rock Dr.  
Belgrade, MT 59714  
July 17, 2012

**Board of Directors in Attendance:**

Stoney Wahl, President  
Joel Schumacher, Vice President  
Taylor Mathews, Secretary

**Board of Directors Absent:**

Steve Eaton, Treasurer

**Attendees:**

Gary Ullman  
Melody Buerkle  
Brian Stromme  
Erik & Tina Nelson  
Brian Gootkin

Meeting was called to order by Stoney Wahl at 7:06 p.m. on July 17, 2012. Stoney noted all board members are present except Steve Eaton, Treasurer and one position on the board remains open.

**Citizen Comments**

Melanie Buerkle from 126 Shallow Brook Lane had questions about the fireworks amendment that was voted on in 2003. The letter that addressed it questioned what the amendment was for and she thought the amendment was to allow fireworks until midnight.

Brian Stromme questioned the standard for parking a trailer in front of their house. Stoney responded that it is 7 days per quarter.

Eric Nelson from the condos at 13 East Magnolia Drive is looking for a variance in the covenants. The 8 units of condos do not have the electricity ran to install yard lights so they would like a solar power variance. The board granted the variance to allow the 8 units to install solar powered yard lights. Eric also spoke about abandoned and inoperable vehicles throughout the subdivision; some are on jack stands which is a safety issue. The board stated that the road department is responsible for removing abandoned vehicles.

Sheriff Brian Gootkin stated that they have begun foot patrols on Friday and Saturday nights due to the amount of unsupervised kids and the number of break-ins recently in the River Rock Subdivision. They will be patrolling on foot and bikes from 6-9pm. Sheriff Gootkin also stated that the RRPOA can talk

with Ryan Stratman, the Patrol Lieutenant in contact with the road department to try to get help on resolving any abandoned vehicle issues. He stated for residents to not hesitate to call the Sheriff's Office about any issues and that a substation is an option in the River Rock Subdivision.

### **Approval of Minutes**

Stoney stated approval of the June 19, 2012 Minutes will be done through e-mail.

### **Financial Report**

Joel went over the financial report. The Playground Equipment is coming out of the Capital Reserve Fund. Collections are to date (8 years worth).

### **Landscape Review**

### **Old Business**

#### **--Playground and Park Improvement**

Gary will be starting on the main structure tomorrow. He will need to rent a cement mixer and will need to purchase cement. The cement will be about \$600 through Murdoch's, Gary will provide other price estimates to the board by email. It was asked that we take pictures for the website. There was talk about hiring Rocky Mountain Security to provide security during the installation of the playground equipment.

### **New Business**

#### **--Application for Open Board Position**

There are possibly 3 applicants for the open board position.

#### **--Umbrella Policy**

2 million insurance

1 million umbrella

- Motion: Stoney motioned that we add a \$1 million umbrella policy. Joel seconded. Motion Passed.

#### **--Temporary Restrooms at the Pond**

TLC will stake down the porta potties at the pond. The board would like them by a light and to check into the cleaning. The board agreed to have TLC put the porta potties at the pond for temporary restrooms.

Stoney motioned to adjourn meeting. Joel seconded the motion. Motion carries unanimously. Meeting adjourned at 8:05 p.m.

River Rock Property Owner's Association  
Board of Directors Meeting  
240 B North River Rock Dr.  
Belgrade, MT 59714  
August 21, 2012

**Board of Directors in Attendance:**

Stoney Wahl, President  
Joel Schumacher, Vice President  
Taylor Mathews, Secretary  
Steve Eaton, Treasurer  
Brenda Throop

**Board of Directors Absent:**

**Attendees:**

Gary Ullman  
Curtis Backlin  
Melody Buerkle  
Suzette Whipple  
Todd Throop  
Destini Throop  
Sherilyn Stoner  
Trista Hamilton Meier  
Ryan Meier  
Mary Brydid  
J Kniefel

Meeting was called to order by Stoney Wahl at 7:00 p.m. on August 21, 2012.

**Citizen Comments**

Suzette Whipple wrote a letter to the board of directors requesting 15 MPH speed limits due to street parking. Another citizen recommended turning park land into parking lot.

Curtis Backlin wondered about the dry spots in the grass throughout the green space.

Melody Buerkle will stop by the office to pick up the records she lent the RRPOA.

Sherilynn Stoner talked about the dandelions and weeds and the difference between weed and feed vs a direct weed spray application, especially at the entrances.

Mary Brydid wondered why a gravel parking pad is not allowed.

## **Approval of Minutes**

No Minutes to approve.

## **Financial Report**

Steve went over the financial report. The Playground Equipment is going in. There was \$20,000 that went to collections this month.

## **Landscape Review**

### **--Meyer – 368 North River Rock Drive**

-Not a corner lot, the whole curve is front yard. The board will conditionally approve the Landscape Review. Joel will email Dianna.

## **Old Business**

### **--Playground and Park Improvement**

The playground is 2/3 done. The footings for the swings are done. The woodchips are not scheduled yet.

## **New Business**

### **--New Board Member**

The board of directors welcomed Brenda Throop as a new board member.

### **--Audit**

The board is trying to find a firm to do an audit. So far we have found 2 firms that do audits locally and 3 firms that don't. The firms providing the RRPOA with quotes are Galusha Higgins & Galusha and JCCS (Merilee F. Glover). The board will discuss and vote on a firm at a work group session.

### **--Seasonal Worker**

Tim Border's last day will be Friday. Gary has 2 interviews scheduled for this week.

### **--Mileage Rate**

The IRS mileage rate has changed and went into effect on January 1<sup>st</sup>.

- Taylor motioned to accept the new mileage rate and backdate it to its effective date. Stoney Wahl seconds the motion. Motion passed.

### **--Sheriff's Office**

The board is working with the Sheriff's Office to add a satellite office at the community center. The changes that will need to be made to the community center for the office include an outdoor entrance and bars on the window. The Sheriff asked for architectural plans of the community center. We are in contact with Jason Jarrett from the Sheriff's Office. The Sheriff and the Board of Directors hope that the new office will help lower the crime rate in the River Rock Community.

**--Pond Safety Equipment**

We have 50 foot ropes with a floating ball on it that Gary can put out at the pond. The scuba divers recommended installing turf that promotes beneficial algae growth. \*Look into this this weekend. A question about unmaintained easements was addressed. Property owners must maintain easement. The board will have Dianne check on it.

Steve Eaton motioned to adjourn the meeting. Joel seconded the motion. Motion carries unanimously. Meeting adjourned at 8:00 p.m.

September 18, 2012

Monthly Board Meeting Minutes

Board Members Present: Stoney, Joel & Steve

Board Members Absent: Taylor & Brenda

Citizen & Employees In attendance:

1. Ted Suko
2. Don Walters
3. Curtis Backlin
4. Scott Gentillan
5. Gary Ulman (Employee)

Citizen Comments:

- Don:
  - Street light at West Shore and West River Rock is out. (Board instructed employees to contact NWE about this light)
  - Thanks for adding signs inviting/notifying the public of the meeting
  - Thanks to board members for serving on the board
- Curtis:
  - Would like the board to instruct employees that if lights are reported out by a resident that the employee should contact NWE. (Board agreed and will instruct employees to contact NWE if residents report lights are out.)
  - Several broad questions about the POA budget. (Joel provided a copy of the 2011 actual vs. 2011 budget)
  - When will playground open? (Gary stated wood chips arrive tomorrow. The chips will then need spread and "bolt ons" (like swings) will need to be installed. Time line should be 1 to 2 weeks.)
  - Sprinklers didn't perform very well in the parks. (Board is aware of the issue)
- Scott:
  - Here to discuss his landscape plan. (Board will review landscape plans after meeting)

Financial Report:

- Steve said there were not major concerns at this time.

Park Installation Update:

- Gary restated his response to the earlier question. Wood chips arrive tomorrow. Then they need spread and some final parts need bolted on to the equipment. Several attendees commented the equipment looks nice.

#### Employee Issues

- Gary will get bids on repainting cross walks
- The garage door at the rental house needs work. (Gary will send a recommendation to the board via email on repair or replacement)
- One of the garage doors at the shop isn't working right. (Gary will send a recommendation to the board on repair or replacement.)
- Gary will put out safety equipment near the pond.
- Port-a-Potty(s) at the pond should be removed for the season.

Stoney motioned for the meeting to adjourn at 7:25. Joel Second. Motion passed.

## 10/16/2012 Monthly Meeting

Meeting called to order

Board in attendance: Stoney, Joel, Steve, Brenda

Citizen Roll Call: Ted, Todd and Levi

Ted is interested in volunteering for the open board position, Todd and Levi are here to be more involved and to listen.

September minutes approved

Financial report given to attendees

YTD in on track with nothing unusual

Correction will be made to the net income amount due to a reporting error that makes it misleading. This will be done before the next monthly meeting.

No landscape reviews

### Old Business

- Playground/Park Update: The project is complete!
- General updated from Gary:
  - Crack sealing will be started ASAP
  - Sprinkler Blowout is proceeding
  - Street lights will continue to be repaired as needed
  - Seasonal Employees are doing fine
  - The garage doors are repaired
  - More entrance meeting signs will be complete by the next monthly meeting
  - Snowplowing contract will be signed ASAP
  - Cross walk painting may need to be hired if we need it completed this year
- Sheriff's Office Update
  - Lease agreement to be reviewed ASAP
  - Collecting bids for required building modifications

### New Business

Removal of Taylor Matthews as board member:

Motion called – all in favor – no opposed.

GENERAL NOTES: Gary to draw up a list and map of current bench locations to begin working on bench placement for next year.

Meeting Adjourned: 7:19 pm

## 11.20.2012 River Rock POA Monthly Meeting Minute Notes

In attendance: Stoney, Joel, Brenda

Meeting called to order: 7:00 pm

- Board member introductions
- Snow Plowing Contract
  - General contract discussion – information regarding breach of contract with previous company – how the board is progressing to enter into a new contract with new company.
  - General discussion of plowing techniques –homeowner’s input.
- Financial Report
  - We are nearing full income for 2012
  - We have collected approximately 90% of the dues for this year
  - We currently have approximately \$900.00 surplus for 2012
- New Sheriff Office at Community Center
  - The board is always looking how to best utilize the community center
  - The sheriff is moving into the extra room
  - They will have an exterior entrance – with signs
  - They will have access to the interior bathrooms
  - There will be no – or minimal charge to the county for use of this office
  - The county will carry their own insurance on the office
  - This hopefully will renew discussions of how to handle abandoned vehicles in the neighborhood, vandalism, better communication for our residents, etc.
- Opticom concerns/events
  - General discussions with homeowners regarding leftover Opticom work for the winter
  - Opticom is hosting a “Thank You’ event December 15<sup>th</sup>
  - There will be fun activities such as carriage rides, a fire pit, and activities for kids, hot chocolate, cider and other fun activities.
  - The event is currently scheduled to begin at 3:00 pm and continue through dark.

Board dismissed the meeting to meet with homeowners regarding landscape reviews.

River Rock Property Owner's Association  
Board of Directors Meeting  
240 North River Rock Drive  
Belgrade, MT 59714  
December 18, 2012

**Board of Directors in Attendance:**

Stoney Wahl, President  
Joel Schumacher, Vice President-1yr 1month  
Steve Eaton, Treasurer-1month  
Brenda Throop, Secretary-2yrs  
Curtis Backlin, general board member-2yrs

**Attendees:**

Andrew Mitchell  
Steve Davis  
Cheryl Patterson  
W.S (Bill) Hendershot  
Logan & Ashley Wolff  
Daniel Lert  
Jesse Lea

Meeting was called to order by Stoney Wahl at 7:00pm on December 18, 2012. Each member introduced themselves and stated the rest of their term on the board.

**Citizen Comments:**

Andrew Mitchell spoke first about the cars parked in streets. He pondered whose responsibility it is to punish law breakers on the streets, ours or the police. Stoney replied that we cannot do anything at this time but they are working on it. Curtis is retired and can attend county commissioner meetings. He also brought up the issue of plowing. He feels it is not being plowed soon enough and posed a danger to the community. The last issue he brought up was the maintenance of the parks around the pond. He stated that the sprinklers were not doing what they were supposed to as the grass was dry most of the summer. The board replied that they will be adding 3 more workers to the maintenance team next summer as opposed to the 1 worker last summer.

Steve did not have anything to say.

Cheryl did not have anything to say at this moment.

Bill brought up the topic of parking as well and said that the abandoned cars parked along the road decrease property value for their property. They went on to discuss the concerns about the alley ways between houses. Bill wondered whether he could tow the vehicles himself, which the board informed him at once that that is stealing.

General discussion about why they cannot mail ballots to receive the 750 votes needed to make a change.

Logan, Ashley, and Daniel did not have anything to say.

Jesse brought up the plowing in the public parks and sidewalks. He feels that the plowing is not getting done right.

**Approval of Minutes:**

The minutes were approved via e-mail prior to the meeting.

**Financial Report:**

Steve detailed the financial report.

**Landscape Review:**

The only landscape review for this month was 11 Green Tree Drive and that was approved prior to the meeting. A board member signed 11 Green Tree over to zoning.

**Old Business:**

**Sheriff's Office Update**

They are giving the sheriff a room in the community center. It will allow residents of Belgrade to have easier access to an officer without making an appointment in Bozeman.

Stoney asked the attending residents to think of ideas to help improve the income of the community center.

**New Business:**

**Park Improvements for 2013**

A volleyball net is one thought for the empty park by west shore.

**2013 Budget Questions for Property Owners**

The board went into further detail about what "street cleaning" meant as well as why they must hire out for plow equipment. They also discussed the sprinklers needing more maintenance than they have been getting in the summers.

The board unanimously voted to adjourn the meeting at 7:55pm on December 18, 2012.