

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
January 21, 2014

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

Absent:

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

Attendees:

Duane Burkenpas
Nicolais Cuyle
Marshall Erickson
Helen Flath
Charlene Hilkemeier
Michael Mattson
Lewis Murphy Jr
Donald Omdahl
Marlisa Papp
Don Walters
Suzette Whipple

The meeting was called to order by Stoney Wahl at 7:00pm on January 21, 2014.

Stoney explained 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.

Voting Wrap Up:

Stoney advised that Joel Schumacher and Curtis Backlin's terms are up and they will not be running for office again. Donald Omdahl is our only member running for the Board of Directors.

Introduction of Board Members:

Stoney spoke about becoming a board member, introduced the current board members, and explained the board's responsibilities. The board's responsibilities include providing POA employees with supervision and direction, monitoring day to day activities of the RRPOA, ensuring compliance with the covenants, and reviewing landscape approval forms. Some of the day to day activities include monitoring the finances of the RRPOA, public safety and maintenance, and representing the RRPOA on official business. The board logged 334 hours in 2013. These hours include time spent at monthly meetings and work group sessions but does not include email or phone time, special trips for POA business, or research hours.

2013 Highlights (See details on attached slide show):

Park Improvements

- Background: Original park equipment was removed due to safety concerns.
- Park redevelopment is a 3 year plan.
 - Year 1 (2012): Focused on park equipment in the big park and beach sand.
 - Year 2 (2013): Focused on picnic tables, benches and garbage cans/dog bags.

Park Improvements



General Maintenance



Grounds Upkeep

- We added more summer help in 2013
 - Focused on Sprinkler Systems
 - 300 Sprinkler Heads Raised
 - 400 Nozzles Changed Out
 - Fence Staining
 - Never been done since they were built
 - Should finish in 2014
 - Tree/Bush Trimming near pond & canal
 - Weed Control
 - Additional Spraying for weeds

Covenants

- Goal: Encourage 100% compliance with Covenants
 - Bulk Tree Purchase/Planting Program
 - Piloted in 2013
 - Contact the office for details
 - Streamlining Processes
 - Landscape Review Process
- Result: Most violations have been resolved.

Zoning Issues

- Sheds
 - Requested a change to County Zoning Rules to allow additional flexibility for sheds
 - Scheduled for April County Public meeting
- Other Issues
 - Contact County Zoning
 - Building Permits, etc.

Staffing

- Full Staffing for RRPOA is:
 - 2 Full Time Year-Round Employees
 - Carey: Office Manager
 - Craig: Maintenance Manager
 - 1 Part Time Year-Round Employee
 - **Currently Vacant**
 - Focuses on Community Relations
 - 2-4 Summer Employees
 - Park Maintenance, Fence Staining, Streets, Tree Trimming, etc.

Capital Improvements Plan

- Final Report Presented January 2011
- Identified many infrastructure planning issues
 - Street Maintenance
 - Building Repairs
 - Park Equipment
- Estimated costs for long term maintenance
- Available on the RRPOA Website

Voluntary Audit

- Board requested an Audit of 2011
- Why
 - Are there any “old” problems?
 - Are our current procedures correct?
- Results
 - Office procedures were updated
 - QuickBooks Accounting Procedures were updated
 - POA needs to return some building deposits

Budget & Payments

- Implemented two policies in 2011 to improve payment collection
 - Finance charges on past due accounts
 - Accounts sent to collections company after an account is seven months past due
- Results:
 - \$63,000 has been collect by a collections company
 - On-time payments were:
 - 2011 \$397,000
 - 2012 \$407,000
 - 2013 \$408,000

2013 Budget Review

In 2013 we stayed within our budget. Joel discussed in depth the increase in community center rental income, collections, street lights, and the community center and manager center loans. We have received a credit from Northwestern Energy for lights that we were overbilled for and we will also no longer be paying for the lights located in the Commercial Parking Lot. The community center and manager center loans are currently about 20% of our budget. Joel discussed the status of each loan in depth including the Capital Facility Loan. See attached slides for details of the 2013 Budget.

Income Summary

	Budget	Actual
	2013	2013
Community Center Rental Income	\$12,000	\$16,452
Homeowner Dues	\$402,000	\$408,221
Pay Pal Income	\$500	\$682
Collection Income	\$12,000	\$31,320
Manager House Rental Income	\$10,945	\$13,320
Late Fees	\$3,750	\$3,125
Covenant Violation Fines	\$750	\$150
Interest	\$40	\$25
Miscellaneous Income	\$2,500	\$7,238
Total Income	\$444,485	\$480,532

Employee Expenses

	Budget	Actual
	2013	2013
Payroll Taxes	\$21,500	\$14,755
Wages	\$99,331	\$93,847
Mileage Reimbursement	\$1,200	\$1,233
Total Wages & Employees	\$122,031	\$109,835

Grounds

	Budget	Actual
	2013	2013
Tree Maint./Replacement	\$300	\$2,799
Law n Fertilization / Weed Control	\$4,000	\$3,592
Utilities	\$900	\$673
Irr Sys Maint	\$2,300	\$3,708
Park Maint	\$2,000	\$2,159
Maintenance - General	\$3,000	\$4,051
Fence Maintenance	\$3,000	\$322
Small Tools	\$750	\$785
Supplies	\$2,250	\$1,177
Total Grounds	\$18,500	\$19,266

Streets

	Budget	Actual
	2013	2013
Light Util & Repair	\$36,250	\$37,344
Cleaning	\$10,000	\$993
Repairs	\$9,000	\$4,364
Snow plow ing	\$25,000	\$24,550
Maintenanc e/Painting	\$3,500	\$1,922
Total Streets	\$83,750	\$69,173

Community Center

	Budget	Actual
	2013	2013
Utilities	\$3,800	\$2,329
CC Check out	\$1,400	\$1,480
Cleaning & Supplies	\$2,250	\$1,800
Garbage Removal	\$2,500	\$2,748
Maintenance & Repairs	\$1,500	\$1,245
Total Community Center	\$11,450	\$9,602

Equipment & Shop Expenses

	Budget	Actual
	2013	2013
Reg/License/Permit	\$250	\$400
Vehicle Repairs	\$1,200	\$1,667
Shop Utilities	\$1,500	\$1,495
Fuel and Oil	\$4,500	\$3,624
Equipment Repairs/Maint	\$2,000	\$2,324
Total Equipment Expense	\$9,450	\$9,509

Administrative

	Budget	Actual
Legal, Accounting, Professional Ser.	\$10,500	\$4,854
Office Supplies	\$4,389	\$3,354
PayPal Charge	\$450	\$716
Stationary, Printing & Postage	\$6,000	\$5,761
Telephone/Internet	\$2,600	\$3,401
Meeting Expenses	\$1,000	\$505
BOD Meeting Expenditures	\$14,500	\$13,661
Property Taxes	\$10,800	\$12,156
Web-site hosting	\$600	\$690
Liability & D&O Insurance	\$33,880	\$35,475
Security Patrol	\$1,000	\$420
CBO Collection Fee	\$4,000	\$11,447
Closing/Filing Costs	\$600	\$573
Unexpected Expense Reserve	\$957	
Total Administrative Expense	\$91,276	\$93,013

Manager's Center

	Budget	Actual
	2013	2013
Utilities	\$1,300	\$1,102
Cleaning & Supplies	\$350	\$257
Maintenance & Repairs	\$1,000	\$978
Total Managers Center	\$2,650	\$2,337

Loans

	Budget 2013	Actual 2013
Community Center Loan Interest	\$40,525	\$17,554
Community Center Loan Principle		\$26,604
Manager Center Loan Interest	\$29,427	\$6,846
Manager Center Loan Principle		\$25,170
Capital Facilities Fee	\$35,426	\$38,379
Total of Debt Service	\$105,378	\$114,553

Loan Status

- Capital Facilities Fee
 - Balance: \$277,596
 - Years Left: 2022
- Community Center Loan
 - Current Rate is 5.0%
 - Years Left: 2022
 - Balance: \$271,732
- Manager Center/Office/Shop
 - Current Rate is 4.79%
 - Years Left: 2018
 - Balance: \$102,856

2013 Capital Budget Review:

2013 Capital Improvement projects included park improvements, a new floor in the community center, the Gallatin County Sheriff's Office, and a new 4x4 Side by Side for the Maintenance Crew. See attached slides for details of the 2013 Capital Budget.

2013 Capital Budget

	Budget 2013	Actual 2013
Homeowner Dues	\$40,200	\$40,706
Interest	\$1,000	\$888
From Reserves	\$10,800	\$0
Total Income	\$52,000	\$41,694
Parks	\$30,000	\$19,912
CC Flooring	\$12,000	\$3,500
Remodel for Sheriff	\$5,000	\$1,843
Vehicle Purchase	\$5,000	\$5,000
Total Expenses	\$52,000	\$30,055
	\$0	\$11,539

2013

- Operations:
 - Surplus of \$53,244
- Capital:
 - Surplus of \$11,539
 - Pending Final Flooring Payment of \$8,500

2014 Proposed Budget:

Dues will not be increased in 2014 therefore the quarterly invoices will look the same. Joel discussed a few changes major changes from last year. This year we signed a 2 year snow plow contract and the public sidewalks are now done by the POA. We will be residing the garage at the rental house and remodeling the POA Office. See attached slides for details of the 2014 Budget.

2014 Budget

	Budget 2014
Income	
Community Center Rental Income	\$15,000
Homeowner Dues (net of non-current accou	\$405,000
Pay Pal Income	\$500
Collection Income	\$16,000
Manager House Rental Income	\$12,100
Late Fees	\$3,000
Covenant Violation Fines	\$0
Interest	\$40
Miscellaneous Income	\$2,500
Total Income	\$454,140

2014 Budget

Expenses	
Wages	\$137,767
Milage Reimbursement	\$1,200
Total Wages & Employees	\$138,967
Sidewalk Maintenance	\$3,000
Tree Maint./Replacement	\$900
Lawn Fertilization / Weed Control	\$2,000
Utilities	\$900
Irr Sys Maint	\$5,200
Park Maint	\$6,020
Maintenance - General	\$600
Fence Maintenance	\$300
Small Tools	\$750
Supplies	\$2,000
Ice Melt	\$250
Total Grounds	\$21,820

2014 Budget

Light Util & Repair	\$36,490
Cleaning	\$3,550
Repairs	\$4,600
Snow plowing	\$18,750
Sign Repair/Replacement	\$500
Maintenance/Painting	\$1,500
Total Streets	\$65,390

Utilities	\$3,800.00
CC Checkout	\$1,400.00
Cleaning & Supplies	\$2,250.00
Garbage Removal	\$2,900.00
Maintenance & Repairs	\$1,500.00
Total Community Center	\$11,850.00

2014 Budget

Reg/License/Permit	\$250.00
Vehicle Repairs	\$1,000.00
Shop Utilities	\$1,500.00
Fuel and Oil	\$4,500.00
Equipment Rental	\$700.00
Equipment Repairs/Maint	\$2,000.00
Total Equipment Expense	\$9,950.00

2014 Budget

Legal and Accounting	\$8,000
Advertising	\$250
Bank Charges	\$50
Subscriptions	\$725
Liability Insurance	\$33,858
Office Supplies	\$2,500
Office Equipment	\$1,000
PayPal Charge	\$650
Stationery and Printing	\$2,000
Postage	\$4,000
Telephone/Internet	\$2,400
Meeting Expenses	\$800
BOD Meeting Expenditures	\$14,000
Property Taxes	\$12,150
D & O Insurance Policy	\$3,075
Notetaker Pay	\$500
Security Patrol	\$1,000
CBO Collection Fee	\$4,500
Closing/Filing Costs	\$650
Professional Services	\$600
Unexpected Expense Reserve	\$692
Total Administrative Expense	\$94,100

2014 Budget

Utilities	\$1,300.00
Cleaning & Supplies	\$350.00
Maintenance & Repairs	\$1,500.00
Rental House Repairs	\$3,500.00
Total Managers Center	\$6,650.00

Debt Service	
Community Center Loan Payments	\$40,525
Manager Center Loan Payments	\$29,427
Capital Facilities Fee	\$35,461
Total of Debt Service	\$105,413

2014 Proposed Capital Budget:

Joel discussed how the proposed capital improvements would be discussed in more detail at the February and March meetings. At these monthly meetings the board will be able to gather public comment and suggestions. We have already budgeted for 3 new storm drains to be installed in 2014 that will come from the capital budget. We have also discussed redoing the Sibley and Green Tree entrance signs, installing a new bridge on the irrigation ditch, and building a temporary structure to camouflage the portable bathrooms located in the two large parks during the summer months.

2014 Capital Budget

Income	
Special Assessment - Cap Improvement	\$40,500
Interest	\$1,000
Total Income	\$41,500
Expenses	
Park Improvements	\$15,000
Total Grounds	\$15,000
Storm Drain Construction	\$9,000
Storm Drain Engineering	\$2,000
Total Streets	\$11,000
Total Expenses	\$26,000
Total to Capital Reserves	\$15,500
Net Income	\$0

Public Comment for the Budget:

Michael Mattson had questions regarding the pay pal charges.

Michael Mattson had a question pertaining to Water & Sewer. Suzette Whipple (secretary for the Water/Sewer board) commented that she would speak with Mike after the meeting. The Water & Sewer board meets ever 3rd Thursday night at the Community Center.

Joel motioned to accept the 2014 Budget. Stoney Wahl seconded the motions. All were in favor and the motion to accept the 2014 Budget passed.

Public Comment on Non-Budget issues:

-Marlisa Papp questioned whether dues would increase this year. Joel explained that they would not increase dues in 2014.

-Michael Mattson questioned the quorum issue for voting. He suggested that we look into online voting. Joel explained that we would need to amend the bylaws to allow online voting. Discussion regarding the process followed. Duane Burkenpas commented on amending the bylaws. We would need a quorum to amend the bylaws to accept online or mail in ballots. It is possible that we ask property owners to sign a proxy that would ONLY allow the RRPOA to amend the bylaws to accept online or mail in ballots.

-Michael Mattson thanked the board for approving his fruit trees to be planted and invited property owners to pick fruit. He also discussed the POA's plan for weed control and the aphid problem throughout the subdivision. He questioned who was responsible for the boulevard trees. The board responded that it is the property owner's responsibility to maintain the boulevard trees and the boulevard.

-Michael Mattson discussed the ongoing issue of parking on the streets and sidewalks. Joel explained the progress on issues regarding our public roads issues.

-Michael Mattson discussed the new addition of the Sheriff's Office in our community.

-The board encouraged property owners to look for classes being held at the community center that will benefit our community, for example First Response CPR Classes.

-Suzette Whipple discussed the election of board members. Joel explained that we count the votes and that due to the lack of having a quorum the board basically appoints the new board members. Joel also encouraged meeting participants to think about being a board member.

-Michael Mattson asked if the meeting minutes would be emailed out. Joel responded that they would be posted on the website.

Joel motioned to adjourn the meeting. Stoney seconds the motion. The meeting was adjourned at 7:55pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
February 18, 2014

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16

Donald Omdahl, general board member- Term expires 1/17

Absent:

Steve Eaton, Treasurer- Term expires 1/16

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

Attendees:

Charlene Hilkemeier

Marguerite Barnett

Jeff Clements

Kris Nelson

Lynn Nelson

Jeff Clements

Dave Keeney

*Sheriff's deputy present for meeting.

Meeting was called to order by Stoney Wahl at 7:00pm on February 18, 2014.

Approval of Minutes:

The minutes for January will be approved through email.

Financial Report:

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

Old Business:

- The Zoning Text Amendment County Public Meeting is scheduled for April 2014.

New Business:

- Maintenance Manager Report-
 - Craig is working on the irrigation ditch bridge that will be installed this spring. The bridge shouldn't be under construction for more than a few days and we will try to install the new bridge when school is not in session whether it is on a weekend or during a holiday break.

- We are currently hiring a Community Relations Specialist. The position is posted with Job Service and on Craig's List.
- Meeting Minute Note Taker
 - It was announced that we are in need of a person to take detailed notes during the monthly meetings.
- Snow removal on sidewalks bordering your property is the property owner's responsibility. Please shovel your snow onto your lawn and not into the street.

Citizen Comment Period:

- Jeff Clements
 - Complaint that the snow plows leaves a 3 foot berm and it is difficult for small cars to get in and out of the driveway. He commented that he shovels his snow into his lawn and they plow the snow back on his sidewalk and then he has to shovel it again.
 - Stoney commented that it is not the homeowner's responsibility to remove the snow that the plows put back on and informed the residents that if they have shoveled snow and the snow plow puts snow back on to contact the office.
 - Jeff was upset that he had a tile truck parked on the street from a Friday to a Monday while work was being done and got threatening letters and pictures after he lived there only 5 months. His neighbor has lived here 14 years and always has his work truck and ATV's parked there and hasn't gotten any letters.
 - Stoney explained that they have to enforce the covenants fairly and to educate the residents. He is not being targeted and he should tell the board about his neighbor. Jeff wanted to know if there is an employee who is not treating everyone fairly. Stoney informed him that we are currently looking for a new "community relations specialist" (formerly known as the covenants enforcement manager).
- Marguerite Barnett says she moved to the subdivision in November and has 2 dogs that she doesn't allow to bark. The house next to her has 3 dogs that bark all of the time starting at 6am. She went to the association regarding this and was told that if we say anything to them we have to enforce it for everyone. She said it is too expensive for the association to go around and give notices to people.
 - Stoney told her to submit her complaint in writing, the complaint can be anonymous, and we can then send a violation letter. He also recommended that she call the Sheriff's office because barking is a citable offense under the Gallatin County Dog Control Ordinance. Stoney also explained that the RRPOA can only enforce what the covenants allow us too and that our hands are tied.
- David Keeney asked if the road paving schedule was on the website.
 - Stoney explained that paving the River Rock roads is part of our capital improvements. 2 years ago the RRPOA added a special assessment that raised dues by 10% to help increase our capital improvement funds for projects such as paving our roads.

- David asked if there was a timeframe of overlay. Stoney explained that we maintain the roads by sealing every other year. A full overlay was determined to be done within 20 years. This was part of our capital improvement review. Stoney explained to Mr. Keeney that if he needs more information he is welcome to attend a Tuesday work group session with the board. Stoney asked that he contact the board if he would like to be added to the agenda.
- Nelson's
 - The Nelson's asked to be added to our agenda regarding damage done to public parks earlier this month. They are asking to settle the damages with the River Rock Property Owners Association and that it not go to court.
 - During the incident 8 trees were run over throughout our parks from Thorpe to West River Rock. The young man said that he was with his friends in his truck and that he was being dumb. He thought his truck was big and invincible and he wanted to hit trees. He stated that he has learned from his mistake.
 - Stoney explained that the board was trying to decide how to handle the situation whether it is a payment plan, payment in full, or allowing the court system to handle it. The Nelson's don't agree that it was 8 trees. Ms. Nelson claims that some of the trees were down before the incident and she doesn't feel that her son should be responsible for trees that were already damaged.
 - Stoney explained that the trees were in the park and not outside boulevards. Our pictures show tire tracks that go through the trees. Stoney explained that we need more information before the board makes a final decision on whether settling is something that the board can legally do. He explained that the decision affected the entire subdivision not just 2 parties. The POA will need to check with our attorney to make sure that we are not overstepping our power as a board. The board has to treat everyone equally and consider the best interest of the property owners.
 - Ms. Nelson spoke with the Sheriff. They suggest the Nelson's taking care of this with the board. They feel that it is the best solution because the son did fess up to it very truthfully.
 - Stoney explained that the board will meet next Tuesday to make a final decision and that we would need more board members present. The POA will contact our attorney regarding a contract and the penalties if they default on a payment plan.
 - Stoney explained that we had two bids for trees and the cost to replant them and they were over \$300/tree.
 - The Nelson's say when they suggested their son replant the trees they were told the price was \$100.
 - Stoney discussed the questions of concern with the POA facilitating community service. Who supervises him? What if he gets hurt? Etc
 - Stoney mentioned that the trees needed to be replaced with what was currently planted, so if it was a 6" tree then it needed to be replaced with a 6" tree.

- Ms. Nelson and attending residents commented that it would be fair to replace the trees with the appropriate trees. Ms. Nelson would like a timeframe for her and her son to replant the trees and what time of year they should be planted.
- Stoney questioned a fair time frame to meet the requirements on a legality stand point. Do we still have a case in 4 months if we don't press charges, how much time do we have?
- Ms. Nelson's son stated that he is willing to do what he can to solve the problem.
- Stoney requested a proposal with a timeline, the number of trees, and the timeframe to plant, are we buying or are you? He would like the proposal emailed or delivered to our office by Tuesday. The board will review and discuss the proposal and make a final decision. We (POA) will need to take the proposal to an attorney to make it a legally binding document. It is the board's obligation to protect the investments of the community and there is the fear that if we do not press charges and 6 months later restitution is not made, where does that leave the board?
- A property owner asks why our attorney wasn't contacted before tonight. Stoney responded that we would incur legal fees.
- In the report the officer reported 4 trees damaged. We will work with the sheriff on the accurate number of trees reported. The accident occurred at night, it was dark, so the number needed to be reassessed. Stoney asked how long do we need to argue about how many trees were damaged?
- Jeff Clements commented that his son damaged trees in the Landmark Subdivision and he was able to replant them. After discussion, it was determined that the trees were Patmore ash trees of various size and they were on an individual's property, not in a public park. His son was able to work with the property owner for restitution. The case with the Nelson's took place in our public parks and again the board has the obligation to protect the investments of the community in a fair and equal manner.
- Discussion on the matter ended with the expectation that the Nelson's would submit a proposal of restitution for the board to review and discuss the POA's options.

The meeting was unanimously adjourned by the board at 7:56 pm.

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
March 18, 2014

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16

Donald Omdahl, General Board Member- Term expires 1/17

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

Absent:

Steve Eaton, Treasurer- Term expires 1/16

Attendees:

Charlene and Dan Hilkemeier

Marguerite Barnett

Suzette Whipple

Meeting was called to order by Stoney Wahl at 7:01 pm on March 18, 2014.

Approval of Minutes:

The minutes for February will be approved through email.

Financial Report:

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

Old Business:

- The Zoning Text Amendment County Public Meeting is scheduled for April 10th 2014 at 9:00 am. Stoney explained what would occur at this meeting and invited any resident to attend with questions/concerns.

New Business:

- Maintenance Manager Report-
 - Craig is working on the irrigation ditch bridge that will be installed this spring. The bridge shouldn't be under construction for more than a few days and we will try to install the new bridge when school is not in session whether it is on a weekend or during a holiday break.
 - The River Rock Office remodel will include new commercial carpet, new paint and new entry tile.

- We are hired a new community Relations Specialist. Her name is Courtney. She will be working toward better communication and improving the overall tone of any correspondence with property owners.
- Meeting Minute Note Taker
 - It was announced that we are in need of a person to take detailed notes during the monthly meetings.
- We have one more board position open. Please contact the office if you are interested.
- Spring is coming! Please be sure to turn in your landscape review plans to the office before beginning any work.
- We are seeking public comment regarding the deck construction and setback zoning regulations. If you have any comments, please contact the RR POA office in person or via email: office@riverrockpoa.org.

Citizen Comment Period:

- Dan/Charlene Hilkemeier: They desire decks to NOT go to the fence line due to fire risk. They also would like to see a fire department for River Rock.

Action Item: Research what it takes to begin a volunteer fire department.

The meeting was unanimously adjourned by the board at 7:34 pm

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
April 15, 2014

Board of Directors in Attendance:

Stoney Wahl, President- Term expires 1/16
Donald Omdahl, general board member- Term expires 1/17
Brenda Throop, Vice President -Term expires 1/15, appointed 7/12
Steve Eaton, Treasurer- Term expires 1/16

Absent:

None

Attendees:

Charlene Hilkemeier
Ashley Kent
Nick Winkler
Cathy and Kenny Ahrendes
Michael Bell
Jenn and Pete Kaufman
Blaine Myrstol
Scott Mooer
Jeff Clements
Katherine McBee
Angela Espinosa
Martin Gagnon (representative from Morrison Maierle)
Dave Keeney (representative from River Rock Water/Sewer Board)

*Sheriff's Deputy Present

Meeting was called to order by Stoney Wahl at 7:00 pm on April 15, 2014

Approval of Minutes:

The minutes for March have been approved via email.

Landscape Reviews:

Stoney reminded everyone to complete their Landscape Reviews for work done on their property. He explained that this will become part of the permanent record and will protect homeowners in the future if a different board questions something on their property.

Financial Report:

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

Old Business:

- The Zoning Text Amendment County Public Meeting was held April 10th 2014. Stoney, Donald and Carey (Office Manager) attended the meeting. Stoney explained that the direction will most likely be to allow sheds of a certain percentage of the property size to be built without needing a land use permit. Stoney reiterated that if you would desire to build more than one structure on your property – the first one is the only one that would not need a land use permit. This change could also result in residents to be allowed to place sheds within one foot of their property line. Discussion is on-going at this time and public comment is encouraged and welcomed. General consensus during this meeting was that the attendees were comfortable with the percentage of lot size plan. Please send questions/comment to office@riverrockpoa.org.
- We are still in need of a person to take detailed notes (minutes) for our public meetings. This is a paid position that requires about 2 hours per month. Please contact office@riverrockpoa.org if you can fulfill this need.
- We currently have one board position open. This is a great way to give back to your community. Please consider joining us to make a difference in River Rock!
- Spring has arrived! Please be sure to turn in your landscape review plans to the office before beginning any work.
- We are in the process of working with zoning not only with bringing sheds into compliance, but also with decks. We will be working on this topic into the near future. If you have any commentary about where/how decks should be built in River Rock, please send to office@riverrockpoa.org.

New Business:

- Maintenance Manager Report-
 - Current or Completed Projects:
 - Irrigation bridge construction is nearing completion. The new bridge will be up and operational in the coming weeks.
 - Irrigation Ditch Burning is coming along well. This isn't something we are required to do, but it is safer and nicer looking this way.
 - The landscape island in front of the Community Center is looking better now that the old shrubs have been removed. Lower maintenance landscaping will be here in the coming months.
 - Entry signs and pillars
 - We are working on replacing/repairing signs in our subdivision and have now removed some of the unnecessary signs as well as they became an electrical safety hazard.

- The Rental property garage is being re-sided due to decay of the current siding.
 - Upcoming Projects for April/May
 - Painting the community center – in and out for better potential profit and upkeep of property. The office has also been painted on the interior and the rental house will be painted this year as well.
 - Sprinklers maintenance – the sprinklers will be worked on over the summer. This includes going through each zone one at a time and working with the heads, etc.
- Community Relations Specialist Report:
 - Covenant Violation Courtesy Notices: 88
 - 2nd Letter Notices: 2
 - Fines: 0
 - GREAT JOB to our staff and residents for these numbers! Please try to comply with the covenants!
- Morrison Maierle Presentation:
 - Morrison Maierle has been working with the County Water/Sewer Board to bring River Rock Subdivision into DEQ compliance.
 - DEQ requires us to have a redundant well system in place. In order to do this – a 3rd well needs to be drilled.
 - This well needs to be in a 100 foot radius easement protection zone.
 - The suggested location allows for reduced cost due to ease of connecting to the existing water line as well as the existing chlorination treatment facility.
 - At completion – the site will be left with an exposed well head as well as exposed man-hole covers.
 - Suggested start date would be July-August and will take approximately 1 month to fully complete.
 - During the construction period, the area will be fenced off.
 - Restoration would be completed – including pond liner (which they feel is far away from proposed drilling area), sprinkler damage, zone re-working, re-sodding to damaged lawn areas, etc.
 - The County Water/Sewer Board is not anticipating a rate increase for this project. This money will come from money already designated for this.
 - This new well will not change our current water restrictions (every-other-day watering).
 - They will not be fencing off the beach area but it will be near the beach area.
 - After project completion – we can take care of the lawn area as usual
- Concerns:

- Will the W/S Board be fencing off the well-head area similar to the other one?
- How much damage to sprinkler areas during construction will there be?
- Is there a possibility of moving the proposed site? How would money play into this?
- Is there a possibility of moving the proposed start date to after school starts?
- Residents are encouraged to attend the W/S Board meeting Thursday April 17th if they have any concerns/questions.

Citizen Comment Period:

- Jeff Clements – He asked if it would be helpful to lower the rental rates on the Community Center to try to rent it more often. Stoney explained that we currently are one of the lowest in the region for rental of a facility and that we are mostly rented out on weekends during the summer.
- Jeff Clements – regarding the shed size. He would like it based on lot size.
- General Discussion – There was some concern among the attendees that decks and sheds might need to be treated equally in regard to fire danger.
- Pete Kaufman – He would like the board to make people take care of their yards. He is concerned about property values. The board noted that the overall fine structure is consistent this year and yard care is a priority.
- Catherine McBee (sp) – She would like to request that River Rock POA put some sort of identifying marker on the car driven by the Community Relations Specialist. She has been turning in the slow-driving car being driven through the subdivision. **The board said they would take this under consideration right away.**
- Blaine Myrstol – He had some concerns about his parking pad. We asked him to work with Carey to get a landscape review done. We asked him to work with the board to get a resolution to this issue and assured him that if he is actively trying to resolve the problem, we would be happy to work with him.
- Jenn Kaufman – Her concern pertains to limits on pet numbers and sizes. She has a neighbor with three large dogs that spend time outside without supervision. We encouraged her to report any noise or care complaints to animal control. We also encouraged her to work with the River Rock office to explore communicating with her neighbor as well.
- Charlene Hilkemeier – Her concern is the abundant parking on the sidewalk on Magnolia. She would prefer residents park in the street and not on the sidewalk.

The meeting was unanimously adjourned by the board at 8:26 pm

**River Rock Property Owners Association
240B North River Rock Drive
Belgrade, MT 59714**

**Agenda for BOD Meeting
5/20/2014
7pm**

Meeting called to order: 7:00 pm – No police officer present for this meeting.

Cell phones off

Roll Call of Officers – All board members present – none absent.

Approval of April Minutes – via email

Financial Report – Presented by Steve.

Landscape Review – None at this time.

Old Business

- ❖ Zoning Text Amendment for sheds. County Public Meeting will be June 5, 2014. Notice is posted regarding this meeting.
- ❖ We are in need of a person to take detailed meeting minutes for our public meeting. Please call the office if you are interested. **This is a paid position.**
- ❖ There is a board position open. Please submit a letter of intent to the office. **We ask for a 3 year commitment.**
- ❖ Please submit Architectural Landscape Reviews if you have plans for your property.
- ❖ Public comment on Gallatin County Zoning Regulations regarding deck construction and setback within the River Rock Subdivision. **Currently there are 10 homes in violation.**
 - **Comment – Dan Hilkemeier supports 3 feet from the fence line for fire suppression efforts.**
 - **We will be setting a final deadline for public comment soon.**

New Business

- ❖ Maintenance Manager Report
 - Current or Completed Projects
 - Irrigation ditch bridge installation – **The old one is being replaced with a newer stronger one.**
 - Sprinkler start up – **Ongoing start up and repairs.**
 - Lawn herbicide application – **dandelion control**
 - New paint for the exterior of the Community Center.
 - Upcoming Projects for the next month:
 - Painting the exterior of the community center, office and rental house. – **Weather dependent.**
 - Street sweeping – **Very soon – this is a priority.**
 - Bathroom structures for the park. – **This will hide them a bit and they will be more secure. They will not be able to be tipped over by wind or vandals.**
 - Relocation of the mailboxes from the corner of West Shore Drive around the corner to North Shore Drive. – **These mailbox kept getting hit during icy roads. They will be rotated around to the safer. The USPS will be paying for the concrete and they will be in charge of moving the boxes.**

- ❖ Community Relations Specialist Report
 - Covenant Violation Courtesy Notices – 49
 - 2nd Letter Notice – 7
 - Fines - \$380.00 this year
- ❖ River Rocky County Water & Sewer District
 - We are working to build a better relationship with their board and will work with them on an ongoing basis.

Citizen comment period (limited to 3 minutes)

- Shannon Lindgren gave comment and left very upset – stating she is considering legal action against the POA.
- Dan Hilkemeier is very concerned that we do not have a fire department within or near River Rock. He is concerned that with trains and/or traffic, it may significantly delay a necessary response.
- Suzette Whipple said she may be able to talk with the Fire Chief about this.
- Suzette also had questions about curb painting in front of Copper Bloom. She requested more areas of yellow paint in order to better control traffic flow and parking.
- Suzette also updated the board on the new well the RRCWS will be drilling. She said it would most likely occur now in September instead of July. She stated that the board is also considering drilling some irrigation wells at the same time.

Attendees:

Dan and Charlene Hilkemeier

Shannon Lindgren

Suzette Whipple

Scott Quinn

Pat Bacin

Adjourn meeting – Meeting adjourned at 7:54 pm.

**River Rock Property Owners Association
240B North River Rock Drive
Belgrade, MT 59714**

**Agenda for BOD Meeting
6/17/2014
7pm**

Meeting called to order 7:00 pm

Cell phones off

Roll Call of Officers – Stoney, Donald and Brenda present. Steve absent.

Approval of May Minutes – via email

Financial Report

Landscape Reviews

186 Jackson – Yard Light Approval

Old Business

- ❖ Zoning Text Amendment was passed at the Gallatin County Planning and Zoning Commission meeting. The next step is to be approved at the Gallatin County Public Meeting on June 24th at 9:00 am.
- ❖ We are in need of a person to take detailed minutes for our public meetings. Please call the office if you are interested.
- ❖ Interested in serving your community? Join the River Rock board of directors! **We meet weekly with 3 WGS and 1 monthly meeting.**
- ❖ Please submit Architectural Landscape Reviews if you have plans for your property.
- ❖ Last Public Comment on Gallatin County Zoning Regulations regarding deck construction and setback within the River Rock Subdivision. **Explanation regarding deck construction and having them not built to the property line. We want zoning to enforce their rule.**

New Business

- ❖ Maintenance Manager Report
 - Current or Completed projects:
 - Irrigation ditch bridge installation including hand rails.
 - Sprinkler repair – **PVC Pipe and Concrete to help avoid sprinkler head damage.**
 - Bathroom enclosures installed today – **We want handicap accessible toilets and are working on receiving them.**
 - Street Sweeping complete.
 - Upcoming Projects for next month
 - Painting the exterior of the community center, office, and rental house
 - Curb Painting – **waiting for drier weather to begin.**
 - Relocation of the mailboxes from the corner of West Shore Drive around the corner to North Shore Drive. **This will decrease the number of times people drive into it during the winter months.**
- ❖ Community Relations Specialist Report
 - Covenant Violation Courtesy Notices – 37
 - 2nd Letter Notice – 7 – **30 violators fixed their violation and came into compliance.**
 - Fines – \$915.00 – **We are fining this year for the first time on many items since interpreting and implementing the general fine structure.**

- ❖ River Rock County Water & Sewer District
- ❖ Yard Light Options – list provided at the office of new options. Stop by the office to see what is available.

Citizen comment period (limited to 3 minutes)

- ❖ General Citizen Comments
 - Bill Womack asked for details about the bulk tree buy-in program.
 - Jeff Clements found a dead bird in his yard with a blow dart. He chatted with a deputy regarding the finding and they will have it on their awareness.

Attendees:

S.R. Whipple

Don Walters

Jeff Clements

Bill Womack.

Adjourn meeting 7:53 pm

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
July 15, 2014

Board of Directors in Attendance:

Stoney Wahl
Brenda Throop
Donald Omdahl

Absent:

Steve Eaton

Attendees:

Larry Erb
Don Walters
Suzette Whipple
Mr and Mrs. Schaff

*Sheriff's deputy not present for meeting.

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

Approval of Minutes:

The minutes for previous month's minutes will be approved via email.

Financial Report:

Stoney detailed the financial report. Larry Erb had a question regarding what percentage of the collections dollars go toward the collection agency.

Landscape Reviews:

6 landscape plans were reviewed before and after the meeting.

Old Business:

We are still in need of a person to take detailed notes during monthly board meetings. This is a paid position. We have one board position open. Please come and join your community board of directors!
Please remember to submit architectural and landscape plan reviews for any changes to your property.

New Business:

- Maintenance Manager Report-
 - Sprinkler repair is on-going all summer
 - Curb painting is not complete – we are checking into areas which need to be updated.
 - Office and rental house painting is complete.
 - Lawn mowing is on-going all summer
 - Relocation of the USPS mailboxes on West Shore Drive will be completed in the next 3-4 weeks.
 - Community Center painting still needs to be done.

- Community Relations Specialist Report
 - There were 200 first time violation letters sent
 - There were 4 2nd time violation letters sent
 - Properties were assessed fines in the amount of \$980.00
- Street Parking Policy Review
 - RRPOA is continually working on a procedure to enforce this to the best of our ability and to the extent the law will allow.

Citizen Comment Period:

- Don Walters had a general question regarding if we have trouble collecting fines from residents.
- Larry Erb had a question regarding who owns the blvd trees. He would like the residents to trim the trees to allow for easier walking along the sidewalks. Many trees are over-growing the sidewalk areas. Stoney said we would encourage the residents to trim these trees.
- Suzette Whipple attended to let us know that the curb painting is still not complete within the subdivision. Carey and Suzette will touch base to discuss this. She also wanted to mention that she was able to identify the owner of an an abandoned trailer and boat and vehicle. She has notified Carey.
- Mr. and Mrs. Schaff came to discuss their landscape review. The board decided we would take a second look at the property in question. In the meantime, we agreed that no further letters would be sent to the property owner while the board is deliberating the decision. They also wanted to report that the end caps on the new bridge railings are quite sharp. We will have someone look into this
- Don Walters wanted to thank the board for the set up of the chairs for the meeting so the sun isn't in his eyes. He also had a general question regarding who requested the moving of the USPS mailboxes on West Shore.

The meeting was adjourned at 7:37 pm

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

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
August 19, 2014

Board of Directors in Attendance:

Brenda Throop, Vice President – Term expires January 2015

Stoney Wahl, President – Term expires January 2016

Donald Omdahl, General Board Member – Term expires January 2016

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Phaedra Kimbull

Donald Walters

Dan Hilkemeier

Charlene Hilkemeier

Patrick Bacin

Kathy Walker

Jeffrey Lowe

Dave Keeney

Jeff Clements

Jeremiah Reece

David Miceli

The meeting was called to order by Stoney Wahl at 7:00 pm

Approval of November Minutes:

- The approval of July minutes will be done via email.

Financial Report:

- Steve detailed the monthly financial report.

Landscape Reviews:

- The landscape reviews will be reviewed by the Board at the conclusion of the meeting.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a 3 year commitment. Please contact the office with your letter of interest, detailing why you would like to be a part of the Board.
- We are in need of a person to take detailed meeting minutes for our public meetings. Please call the office if you are interested.
- Please submit Architectural Landscape Reviews if you have plans for your property.

New Business:

- Maintenance Manager Report
 - Current or Completed Projects
 - Sprinkler Repair in ongoing
 - Curb Painting is just about complete
 - Lawn Mowing is ongoing.
 - Upcoming projects for the next month
 - Relocation of the mailboxes from the corner of West Shore Drive around the corner to North Shore Drive. – USPS has not moved the mail boxes as of yet, but we plan to see this in the next few weeks. USPS has a contract to do this – it is on their schedule.
- Community Relations Specialist Report
 - There were 118 Covenant Violation Courtesy Notices sent.
 - There were nine 48-Hour Notices sent.
 - The amount of fines totaled \$1,125.00
- Street Parking Policy Review
 - We are currently writing a policy to see how we can enforce the parking regulations. Stoney encouraged everyone to read it and email any comments or suggested changes.
- Stoney discussed recent vandalism to/near the Community Center. He discussed his ideas regarding fencing options. The police department stated we need to do an all or nothing approach – open to community or not at all. Stoney also discussed our options/ideas regarding a camera system.
 - Other public comments regarding the Community Center
 - Purchase a camera system that is motion activated
 - No skateboarding signs

- 2 residents voiced concerns about a fence not being attractive.
- 1 resident voiced concerns that the increased number of picnic tables, benches and porta potties have increased vandalism.
- The number to call to report vandalism is 582-2000. It is the department NON-EMERGENCY phone number
- At least 4 residents think that a camera system would be the way to go.
- General consensus was to do the camera system before the fence
- 1 resident suggested an alarm system
- 1 resident suggested hiring a security company
- 1 resident suggested working with the county legal office to define what property rights we have due to the fact that we own the physical building.

Citizen Comment Period:

- Phaedra had a question about how to change her yard light bulb and also about different lighting options.
- Dave Keeney – Gave an update that the 3rd well construction is scheduled to begin the end of September with an anticipated completion date of around Thanksgiving.
-

The meeting was unanimously adjourned at 7:40 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
September 16, 2014

Board of Directors in Attendance:

Brenda Throop, Vice President – Term expires January 2015

Stoney Wahl, President – Term expires January 2016

Donald Omdahl, General Board Member – Term expires January 2016

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Melody Buerkle

Charlene Hilkemeier

Dan Hilkemeier

Marguerite Barnett

Don Walters

Suzette Whipple

Ed Allen

Pat Bacin

Note: 2 new residents came to the meeting at 7:30 pm and did not sign in.

The meeting was called to order by Stoney Wahl at 7:00 pm

Approval of November Minutes:

- The approval of August minutes will be done via email.

Financial Report:

- Steve detailed the monthly financial report.
 - There was one question regarding collections which Steve addressed.

Landscape Reviews:

- The landscape reviews will be reviewed by the Board at the conclusion of the meeting.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a 3 year commitment. Please contact the office with your letter of interest, detailing why you would like to be a part of the Board.

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

New Business:

- Maintenance Manager Report
 - Current or Completed Projects
 - Fall herbicide application in the parks is complete
 - Curb painting is complete
 - Lawn mowing is ongoing
 - Continuous cleanup is ongoing at the Community Center
 - Upcoming projects for the next month
 - Relocation of the mailboxes from the corner of West Shore Drive around the corner to North Shore Drive. – USPS has a contract to do this – it is on their schedule. They currently have had a setback, but we are still on their schedule.
 - Sprinkler blowout begins next week
- Community Relations Specialist Report
 - There were 38 Covenant Violation Courtesy Notices sent.
 - There were 16 48-Hour Notices sent.
 - The amount of fines totaled \$7,105
 - A friendly reminder that with snow season coming, it is the property owner's responsibility to clear their sidewalks and driveways. Plow the snow onto your lawn for added benefits in the spring.
- Street Parking Policy Review
 - We are currently writing a policy to see how we can enforce the parking regulations. Stoney encouraged everyone to read it and email any comments or suggested changes.
 - 1 resident encouraged us to be very specific in the timelines within this policy.
 - We will be voting to approve this in the coming months.

Citizen Comment Period:

- Suzette wanted to thank us for extending the yellow curbs. At this time, people are staying off of the yellow painted areas.
 - Suzette also had a question and wanted an update regarding the possible fence around the Community Center.
- Melody thanked us all for being on the board.
 - She also had a question about barking dogs and general noise ordinance questions.
 - Melody also had questions about how to go about adding Bridger Steel accent siding to her house. She will look into it more and then submit an Arch. Review Form.

- She also wanted to let us know that she has heard that the kids are gathering around the Community Center to make a statement about it being public property.
- Dr. Ed Allen had a complaint about how the RV policy is handled. He feels it is an invasion of privacy and feels that RV's should be able to extend in front of the house.
- Charlene and Dan Hilkemeier had a suggestion to make the street parking policy more specific regarding timelines.
- Pat Bacin also had some questions regarding barking dogs.

***NOTE – Sgt Brad Hickok attend the meeting and the entire board stayed after to discuss the Community Center issue. He gave us some information about where to go next.**

The meeting was unanimously adjourned at 7:43 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
October 21, 2014

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016
Brenda Throop, Vice President – Appointed July 2012; Term expires January 2015
Steve Eaton, Treasurer – Term expires January 2016
Donald Omdahl, General Board Member – Term expires January 2016

Attendees:

Dan Strub
Suzette Whipple
Charlene Hilkemeier
Marguerite Barnett
Andrew Blumenschein
Jana Peterson (dropped off letter at beginning of meeting; did not stay)
** Also, three attendees did not sign in.

The meeting was called to order by Stoney Wahl at 7:01 p.m.

General Announcement:

There is an open Board Member position. More details were discussed later.

Approval of September Minutes:

The approval of minutes was done via e-mail.

Financial Report:

Steve Eaton detailed the monthly financial report and then asked for questions.

- Suzette Whipple asked why we keep so much money in the checking account. Stoney discussed the importance of budgeting down to zero dollars on the line items each year. Some of these expenses will arrive at the end of year, so it may look as if there is excess money in the account. If at the end of the year there is any leftover money, then that is when the Board assesses how to distribute that money. He also mentioned it was important to continue to build up their capital.

Stoney then asked if there were any more questions. There were no more questions.

Landscape Reviews:

- The Board will discuss the landscape reviews after the meeting, unless there is anyone that attended the meeting specifically to discuss one.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages 3 year commitment. Please contact the office with your letter of interest, detailing why you would like to be a part of the Board.

New Business:

- Maintenance Manager Report
 - Winterization has begun. General discussion regarding moving cars off of the street to prepare roads for snowplows.
- Community Relations Specialist Report
 - There were 118 Covenant Violation Courtesy Notices sent. General discussion regarding the 6 foot, wood or wood like fence covenants followed.
 - There were two 48-Hour Notices sent. General discussion regarding what these are and who hands them out followed.
 - The amount of fines totaled \$2475.
 - Yard light repairs need to be completed by November 1, 2014. A solar light option has been approved by the Board. However, property owners should do research to determine which option is best.
 - Attendees were reminded that it is the property owner's responsibility to make sure their sidewalks and driveways are cleared of snow. There was a general discussion regarding more potential boulevards and their purposes that followed. Stoney advised that if anyone with a boulevard in their area notices the snow is not being pushed against the boulevard to please let Carey know.
- Street Parking Policy Review
 - The sheet attached regarding the street parking policy structure updates was reviewed. These guidelines will be voted on at next month's meeting. The importance of removing vehicles from the already narrow streets during the winter to allow for the snowplow to do its job was stressed again. Stoney then asked if there were any further questions or comments.
 - One woman questioned if the 10 day guideline meant that if the car was moved an inch after 9 days, if the 10 days will start over. The Board stated that it is ultimately up their best judgment, as this is just a small step for now.

- Another woman questioned what happens if the car is not in working order, and therefore, cannot be moved. Stoney explained that any car in non working condition cannot be on the property, otherwise a fine will be issued. These guidelines are going to try help “clean up” any abandoned vehicles.
- General discussion regarding how covenants can be amended or changed followed.

The meeting then informally transitioned into the citizen comment period.

Citizen Comment Period:

- One woman is concerned with the covenant regarding decks. She stated that she bought the property as is and that she would like to have that covenant amended. Stoney and Steve explained that in order to do so, she would need to talk with the county commissioner’s office.
- Another woman feels that the 10 day updated parking policy should state 10 business days. The board took that into consideration, and discussed how consecutive days are hard to monitor due to fairness of documenting some zones of the subdivision one week and not others.
- One property owner is concerned about junk on people’s property. She feels it makes the subdivision look disheveled, and is tacky. She wanted to know what can be done in terms of cleaning it all up. The Board explained that the definition of “junk” varies between people. There are currently no guidelines, and that if she would like to file a complaint, to do so. The violators will be contacted.
- Many property owners questioned whether or not there is a public record on who is already being fined. Stoney stated that they are more than welcome to ask names of those who are being fined, but the dollar amount is to be kept private.
- Another property owner wondered if there was any news on the possibility of a fire department house closer to their subdivision. Stoney mentioned that the new intersection has helped increase the fire fighter’s response time to just under 4 minutes. Attendees were then reminded that if they do not have a need to call or complain, that nobody is going to show up. However, if calls and complaints do start to go out, then they will start to see change and possible patrols.
- One property owner asked if there was a possibility for a surveillance camera at the community center. The Board explained that they have put a great deal of thought into this. However, the cost is currently their issue. They also mentioned that if they are able to financially afford the camera, they may try to also put one inside the community center. This would be for live streaming of events such as weddings.
- One man asked if he had the green light to put his RV on his lot. He asked to speak to the Board after the meeting, and they agreed. They also mentioned that if people do have proposals for the Board or about their homes or the community, that they should go to the office or onto the website and get the appropriate paperwork filled out. The Board will then look at the paperwork before signing off on it.
- The Board of Directors mentioned that they were going to try to start putting important contact information and phone numbers (police department, fire department, etc.) on everyone’s

invoices. There are also important phone numbers on the Property Owner's Association business cards.

Stoney asked for any last questions or comments. There were no more questions or concerns.

The meeting was unanimously adjourned by the Board of Directors at 8:01 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
November 18, 2014

Board of Directors in Attendance:

Brenda Throop, Vice President – Term expires January 2015

Stoney Wahl, President – Term expires January 2016

Donald Omdahl, General Board Member – Term expires January 2016

Absentees:

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Jeremiah Reece

Dan Hilkemeier

Charlene Hilkemeier

Suzette Whipple

Guy Santiglia

The meeting was called to order by Stoney Wahl at 7:03 p.m.

Approval of October Minutes:

- The approval of October minutes was done via e-mail.

Financial Report:

- Stoney detailed the monthly financial report. He mentioned that there may be other expenses that come out of the Net Income at the end of the year such as snow removal expenses, chainsaw repairs, and fertilizer for the coming year. Stoney then asked if there were any questions. There were no questions.

Landscape Reviews:

- The landscape reviews will be reviewed by the Board at the conclusion of the meeting.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a 3 year commitment. Please contact the office with your letter of interest, detailing why you would like to be a part of the Board.
- Street Parking Policy Review:
 - Stoney explained that the parking policy guidelines have been helping to remove abandoned vehicles from the subdivision. He also clarified that it is the county that actually tows the vehicles.
 - Charlene Hilkemeier wanted to know if the 10 day rule on the parking policy was going to change. Stoney explained how difficult it would be to maintain vehicles if they are driving those vehicles to work every day and then parking there again at night. He explained that the process of gathering evidence to file a complaint on a vehicle is quite extensive.
 - Dan Hilkemeier wanted to know if any vehicles had yet been towed. Stoney noted that the county has recently towed two vehicles.
 - This policy will be kept on the agenda until the annual meeting in January. At this point in time, they are being used as guidelines.

New Business:

- Maintenance Manager Report
 - Decreased Hours for Winter
 - Snow Removal
 - Equipment Maintenance & Repair
 - Stoney noted that these repairs are being done back “in house”, which saves the subdivision money in the long run.
- Community Relations Specialist Report
 - There were 298 Covenant Violation Courtesy Notices sent. 268 of those notices were regarding yard lights. Stoney mentioned how crucial it is that the lights around the community are working for various reasons.
 - There were eight 48-Hour Notices sent.
 - The amount of fines totaled \$170. Stoney pointed out that people seem to be reacting well to their notices, because this is not a very large amount of fines considering how many notices were sent out.
 - A yard light courtesy letter is being sent out. If the lights that residents are responsible for maintaining are not working, and peaceful confrontation has not worked, fines will follow.

- Snow Removal
 - Contractor Responsibilities
 - Any accumulation of snow that is 2 inches or more on the streets is the contractor's responsibilities.
 - Any accumulation of snow that is 1 inch or more on the sidewalks is the also the contractor's responsibilities. This is a new rule this year, as the snow packed up on the sidewalks is a potential hazard.
 - It is the contractor's responsibilities to sand all of the major street intersections, especially around the school area. If property owners notice that the contractor missed any areas, they should contact the office rather than the contractors themselves.
 - River Rock Property Owners Association
 - The River Rock Property Owners Association is responsible for clearing any accumulation of 1 inch of snow or less on the sidewalks. This will be done with the broom street sweeper.
 - The River Rock Property Owners Association is also responsible for clearing snow near the Community Center & Manager Center sidewalks. This also includes the strip of road and sidewalks by the Community Center as well as the parking lots.
 - Property Owners
 - Sidewalks and driveways are the responsibility of the individual property owner.
 - The Board asks that property owners shovel the snow onto their property, not into the street. The contractors who plow the streets are not responsible for any snow that is put back into the street following their completed plowing job. If property owners notice the snow is not being plowed to the sidewalk, but over instead, they are encouraged to contact the office for further action.
 - Property owners should avoid parking on the street, especially for snow removal purposes. The contractors who plow have been instructed to take pictures of any narrow streets that they feel are un-plowable due to crowded parking and turn them into the office. If they cannot safely plow, then they will not.
 - Stoney mentioned that the Board is looking into having a "Street Plowing" a few times a year, in which signs are posted to notify residents, and a snow plow is followed by a tow truck.

- Stoney also reminded the property owners that the snow removal policy is listed in the covenants. A first offense regarding snow removal will occur 72 hours after snowfall.
 - Charlene Hilkemeier suggested that maybe this be changed to 24-48 hours instead. Stoney mentioned that if they did this, maybe the property owners association could hire someone to remove the snow for those who are not in compliance. After a certain point of not removing their own snow, those property owners will be charged to have someone else remove the snow for them.

- Anyone with questions or complaints regarding snow removal should bring it to the next meeting or e-mail it to the Board and the office. A friendly reminder: no further action can be taken if there is not a formal complaint.

Citizen Comment Period:

- Dan Hilkemeier wanted to know at what point further action will be taken in terms of people disregarding any parking policies. Stoney let him know that after a certain dollar amount of fines have been issued that person is then sent to collections. Brenda also mentioned that even though some people have hundreds of dollars in fines and their houses have liens on them, some people still fail to do anything about their situations.
- Charlene Hilkemeier was curious if the policy regarding the 10 day parking is going to change. The Board stated that this will probably not change, but reminded property owners that once someone is in violation of a parking policy, it doesn't just start over if they correct it. Basically, a violation is a violation.
- Guy Santiglia was wondering if notices will be put on car windshields to remind them of snow removal policies and hazards. The Board mentioned that they have been contemplating doing the door knockers for this purpose, but that nothing has been done yet. One problem with windshield notices is that people just take them off and it becomes garbage on the ground very quickly. Guy also wanted to know if there were volunteers that could go around putting the door knockers on people's doors. The Board said as of right now there are only employees that do this, but if there are enough volunteers to do so, then that would be great.
- Charlene Hilkemeier wondered what would happen if someone was away (say for the holidays) and it snowed and they were unable to remove their snow. The Board stated that it is the property owner's responsibility to have something planned out ahead of time, and this is part of the reason the 72 hours of snowfall was placed into policy. This gives property owner's plenty of time to figure something out.
- Charlene also wanted to know what happened to the water on Sunday. There was a power outage, causing the power and water to go off. The Board announced that they are in the process of saving money for a backup generator for the water pump. Currently, there is only a backup generator for the sewage pump. Another possibility would be to look into getting a water tower.

General discussion regarding wells, power outages and alarms followed.

- Suzette Whipple is concerned about the mailboxes being so close and clumped together. She spoke with the post master and asked if they could split up some of the boxes and spread them out way down the street. He mentioned that the decision was made based on sprinkler positioning. The Board said the mailboxes cannot be located anywhere except on public land, and therefore cannot be put right in front of people's homes. Brenda stated that she would ask Carey to look into whether or not it is the decision of the Property Owner's Association or the post office on where the mailboxes are located.

General discussion regarding a potential four-plex being built by the Copper Bloom developer followed.

- Many of the property owner's were concerned about the hole in an East River Rock boulevard caused by a man who dug it up and wanted to pave it. The property owner's asked that this hole be flagged for safety reasons.

General Discussion regarding the fire department and the new station at the airport was followed by a general discussion regarding the house fire on Halloween night. The property owners were impressed by the response times by all of the fire departments that showed up.

The meeting was unanimously adjourned at 8:14 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
December 16, 2014

Board of Directors in Attendance:

Brenda Throop, Vice President – Term expires January 2015

Stoney Wahl, President – Term expires January 2016

Donald Omdahl, General Board Member – Term expires January 2016

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Todd Throop

Jeff Clements

Emily Wahl

Dave Keeney

Michelle Dodd

Marguerite Barnett

Ron Squyers

Charlene Hilkemeuer

Marty Gagnon

Kathy W.

John Stevens

- Sgt. Jim Anderson from the sheriff's office was also in attendance.

The meeting was called to order by Stoney Wahl at 7:02 p.m.

Approval of November Minutes:

- The approval of November minutes was done via e-mail.

Financial Report:

- Steve detailed the monthly financial report.

Landscape Reviews:

- The landscape reviews will be reviewed by the Board at the conclusion of the meeting.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a 3 year commitment. Please contact the office with your letter of interest, detailing why you would like to be a part of the Board.

- Street Parking Policy and Snow Removal Policy Review
 - Stoney asked all attendees to please review the parking policy as well as the snow removal policy, as they will both be voted on by the Board at the next meeting. He also reminded attendees that the policies are in no way changing any covenants, but rather just setting guidelines on how to enforce those specific policies.
 - One attendee wanted to know if he sells his home, if he would be required to give the new owners copies of the policies, or if he can just give them the covenants and call it good. Stoney and Steve told him that he is not required to give more than just the covenants, but the policies can be requested. The new owners will also be able to find the policies online.

- River Rock County Water and Sewer District
 - Marty Gagnon with Morrison Maierle, Inc along with Dave Keeney and Ron Squyers from the River Rock County Water & Sewer District attended the meeting to discuss plans for a third well for the subdivision. Ron and Dave discussed that their attendance and the letter (handed out) was in response to a previous letter from the Board regarding “additional information related to the construction of the proposed well”.
 - Marty then detailed the 8 questions and their responses. They were, in short, as follows:
 - 1) *Detailed site plan for the area where the improvements will be installed:* This is the third time this answer has been produced. He attached Exhibit A to the letter to demonstrate location. (It will be near the sidewalk by the pond)

 - 2) *Construction timeline and procedures outlining how the area will be closed, for how long, and any impacts to the public during construction:* Marty assured the Board that the project must be completed in 150 calendar days after the Notice to Proceed. Final completion must be done 180 days after Notice to Proceed. Drilling and testing are limited to 30 day, but they may not be consecutive days. Also, there will be temporary fencing around the construction site. Marty estimated this fence to be about 100x100 more or less. This fencing may affect people trying to walk the loop/sidewalk but people will still be able to go around, and it is only temporary.

 - 3) *Reclamation and maintenance plan for how and when the site will be reclaimed:* Essentially, there will be 30 days for clean up after the 150 day construction, resulting in completion “within 180 days of Notice to Proceed”. Maintenance or “post construction”

activities may happen from time to time, and will be done so at the Water and Sewer District's expense.

4) *Analysis of any impacts that placing the well at that location in relation to the long term recreational use of the property:* Marty discussed how there will be no permanent impact or interference for recreational use of the property.

- Brenda and the rest of the Board were concerned that the new well would have a big chain link fence around it like the other two wells currently have. Marty, Dave and Ron further discussed with the Board other options. There is no law stating that there must be a fence or a concrete slab around it (right now). The new well will also have the control panel located in the booster station, so no vandalism can be done to the well. Brenda was concerned that if there is no cover to the well that people may have access to the water inside the well. Marty assured her people will not be able to access it. General discussion regarding options (painting the well an unobtrusive color, using a concrete slab, putting a table like structure on top of the well, etc.) followed.

5) *Documentation from Montana Department of Environmental Quality specifying the protections required for a well serving a public water source, allowable fertilizers and pesticides for use in a well control zone, and security fencing requirements:* Exhibits B and C (attached to the handout) detailed the restrictions for the well control zone.

- Stoney asked if there would be any herbicides that they can use, since pesticides are not allowed. Also, what about the other two wells? He wanted to know what to do from here on out for all wells. Marty stated that there may be an organic herbicide of some sort that is safe, but that he does not know of any off the top of his head.

- The Board wanted to know if there would be a way to identify the well control zones. Marty stated the zone is a 100 foot diameter from the well and that it could be marked off in some way if need be.

6) *Documentation of the water rights to be used for this well:* Exhibit D was attached to the handout. This well was noted as a "fail safe well", and a point of diversion.

7) *Alternative locations looked at and justification for why this location was selected:* Other locations were evaluated, but overall, this was the least likely to inconvenience streets and homes. It was also the most cost effective location.

8) *Public outreach that was conducted to determine level of support and derive potential impacts:* The County Water and Sewer District Board did not publically solicit, such as going home to home. Instead, they attended the River Rock Property Owner's Association monthly meetings. Also, a representative from the River Rock Property Owner's Association attended a few of the Water and Sewer District meetings. They then approached the Property Owner's Association Board of Directors, as they thought

that was the most appropriate course of action. There was public input at those meetings.

Another question the Board had was who is responsible for the weeds and grass inside the fenced wells, and who will be responsible for what part near the new well. They asked for a written agreement for documentation, as well as for future Board members to refer to.

Stoney and the Board agreed that the written answers were great, and would be helpful in helping to prepare them to answer questions from attendees at the monthly meetings. The Property Owner's Association Board of Directors will approve the plan for a third well. They also agreed to write a letter to the County Commissioner in support of this new well.

General discussion regarding the power outage last month as well as other (quick) power and water related questions followed.

Marty, Ron and Dave explained that a new generator costs \$400,000-\$500,000, and that it has been in the works for a while now. They would like to get one for the water side, not the sewage side.

New Business:

- Community Relations Specialist Report
 - There were 116 Covenant Violation Courtesy Notices sent.
 - There were three 48-Hour Notices sent.
 - The amount of fines totaled \$1,680.

- Snow Removal
 - Contractor Responsibilities
 - Any accumulation of snow that is 2 inches or more on the streets is the contractor's responsibilities.

 - Any accumulation of snow that is 1 inch or more on the sidewalks is the also the contractor's responsibilities. This is a new rule this year, as the snow packed up on the sidewalks is a potential hazard.

 - It is the contractor's responsibilities to sand all of the major street intersections, especially around the school area. If property owners notice that the contractor missed any areas, they should contact the office rather than the contractors themselves.

 - River Rock Property Owners Association

- The River Rock Property Owners Association is responsible for clearing any accumulation of 1 inch of snow or less on the sidewalks. This will be done with the broom street sweeper.
- The River Rock Property Owners Association is also responsible for clearing snow near the Community Center & Manager Center sidewalks. This also includes the strip of road and sidewalks by the Community Center as well as the parking lots.
- o Property Owners
 - Sidewalks and driveways are the responsibility of the individual property owner.
 - The Board asks that property owners shovel the snow onto their property, not into the street. The contractors who plow the streets are not responsible for any snow that is put back into the street following their completed plowing job. If property owners notice the snow is not being plowed to the sidewalk, but over instead, they are encouraged to contact the office for further action.
 - Property owners should avoid parking on the street, especially for snow removal purposes. The contractors who plow have been instructed to take pictures of any narrow streets that they feel are un-plowable due to crowded parking and turn them into the office. If they cannot safely plow, then they will not.
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Attendees were told that if they have any kind of safety concern regarding snow removal that they should contact the office. If there is an urgent matter after hours, the office does have an emergency phone number.

The annual meeting will be held January 20, 2015 at 7:00 p.m. in the River Rock Community Center.

Citizen Comment Period:

- Jeff Clements wanted to know when the mailboxes will be moving. The Board answered that there has not really been a solution or answer to this question yet.
- Sgt. Jim Anderson wanted to let the Board know that he had handouts for people regarding the parking around the subdivision.
- Dave Keeney stated that if there is construction going on, there will be an e-mail to let the Board know. He will also attend Property Owner's Association meetings to answer any questions people may have. Stoney told him to contact Carey, as many people will call her with questions.
- Charlene Hilkemeier wanted to know who to contact or what to do regarding snow removal if she were to be gone for a long period of time. The Board advised her to talk to Carey regarding references.

The meeting was unanimously adjourned at 8:07 p.m.