

River Rock Property Owner's Association
Board of Directors Meeting
240 North River Rock Drive
Belgrade, MT 59714
January 20, 2015

Board of Directors in Attendance:

Stoney Wahl, President-Term expires 1/16

Steve Eaton, Treasurer-Term expires 1/16

Brenda Throop, Vice President-Term expires 1/15

Donald Omdahl, General Board Member- Term expires 1/16

Attendees:

George Niedens

Joel Schumacher

Suzette Whipple

Bonnie Sargent

Dan & Charlene Hilkemeier

Marguerite Barnett

C.W. "Bill" Womack

Todd Throop

Joe Seaman

Joe Fidel

Michelle Schoolcraft

Jeneffer Smith

Scott Gentillo

Dan Strub

Christina York

Morgan Rawson

Cristy Pedersen

Helen Flath

Ross Walker

John Mankorf

Don Mark Baker

Tana Baker

Shelia Sorlie

Guy Santiglia

Meeting was called to order by Stoney Wahl at 7:07pm on January 20, 2015.

Sheriff Brian Gootkin:

They have been getting concerns that homeowners are not seeing the deputies around as much as they'd prefer. Gootkin stated that they would like to be around more often but due to being understaffed and the need to cover such a large area (West Yellowstone to Livingston to Three Forks) they cannot be in the subdivision as often as they'd like. They are grateful for the space in the community center, though and are thinking of ways to have the office staffed more often. Ideas included possibly placing a civilian employee in there to answer homeowner questions while the deputies are out on patrol.

Questions for Sheriff Gootkin were as follows:

- A homeowner who lives in the Copper Bloom apartments had concerns about parking by the entrances of the property. She said visibility is extremely limited and she was wondering about parking in yellow zones and towing those in non-compliance.

Sheriff Gootkin recommended she call dispatch and ask to speak directly to a deputy about the issue; getting license plate numbers would be very helpful for them before calling.

Multiple homeowners brought up concerns around the school in the mornings, as people are breaking the speed limits and putting the children as well as school staff in danger. Gootkin

responded that they have many schools to patrol during that time and they are all on a rotation. He will work on getting someone to patrol as often as possible, however.

Voting: Brenda's term is up as of tonight, voting ballots were given to those in attendance.

RRPOA Duties:

Provide employee supervision/ direction, monitor activities of RRPOA, represent RRPOA on official business and review landscape approval forms.

Board member hours 2014:

322 hours

does not include email, phone calls, special trips (court appearances, county related business, etc.) or research

Highlights:

Staffing- 3 full-time, year round employees.

- Carey: Community Manager
- Tom: Maintenance Supervisor
- Wayne: Maintenance

1 part-time, year round employee

- Courtney: Community Relations Specialist (Covenants Compliance employee)

2 part-time summer maintenance employees

Community Manager- Carey

- Accounts Payable/ Receivable
- General Office Duties
- Liens/ Collections
- Policy & Procedures
- Supervise community relations & maintenance employees
- Public meetings & contractor communications
- Prepare documents and research for the board & public meetings

Grounds Maintenance-

Responsible for over 40 acres of public open space and about 11 miles of roads and alleys

They are responsible for maintaining sprinkler systems, fence staining, tree/bush trimming, street sweeping & painting, weed control, and vehicle & equipment maintenance.

Park Improvements-

- 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.
- Year 3 (2014): Focused on irrigation ditch bridge and portable bathroom location in addition to more garbage cans/ dog stations.

The final touches will be finished up this summer (2015).

Park Improvements

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Park Improvements



Community Relations-

Goal- Encourage compliance with Covenants
Result- Most violations are resolved

Document History-

River Rock is one of the oldest subdivisions in the county.

First document filed Sept. 20, 1978
Amendments made in 1999, 2000, 2002, 2003.
Bylaws filed in 2010.

Gallatin County River Rock Zoning Regulations-

Gallatin County River Rock Zoning Regulations

- **What is the difference between the River Rock Declaration of Covenants, Conditions, and Restrictions and the Gallatin County River Rock Zoning Regulations?**
 - The River Rock CCR's are our governing documents for the subdivision. CCR's are a requirement of Gallatin County for each subdivision created within the county.
 - Including but not limited to assessments, architectural control, & general provisions.
 - The River Rock Zoning Regulations are Gallatin County's regulations for River Rock Subdivision.
 - Zoning regulations are designed as a guideline for development of an area or in our case the subdivision.
 - The zoning regulations can be amended and citizens are allowed to apply for these amendments.
- **Land Use Permits**
 - Contact the Gallatin County Planning Department if you plan to modify or build a structure. This includes but is not limited to new construction, decks, and additions to your original structure. They will tell you if you need a land use permit for the changes to your property.

Gallatin County River Rock Zoning Regulations

- **Zoning Text Amendment for Accessory Structures.**
 - RRPOA submitted a text amendment to Gallatin County Planning for accessory structures such as sheds in 2014.
 - The new zoning regulations can be found on the Gallatin County Planning Departments website.

www.gallatin.mt.gov

Architectural & Landscape Changes-

Architectural & Landscape Changes

- If you are not sure whether or not you will need an Architectural Landscape Review and/or a Gallatin County Land Use Permit, please refer to the CCR's, and contact the RRPOA and/or the County Planning Department.
- If you seek the approval of the board for ANY project you will need to submit the request on the specified RRPOA Architectural Landscape Review Form. Our employees are available if you require assistance in completing the form.

Architectural & Landscape Changes

- If you plan to build a new structure or plan to change the external shape of your existing structures, you will need to obtain a Gallatin County Land Use Permit.
 - This may include but is not limited to the construction of decks, sheds, garages, additions to your current structure, and dormers.
 - The Land Use Permit is located on the Gallatin County Planning Departments webpage.

www.gallatin.mt.gov

Capital Improvements Plan-

A final 20 year report was presented in January 2011, it will be reviewed in 2021.

This report identified many of the planning issues related to infrastructure, such as street maintenance, building repairs, and park equipment. It estimated costs for long term maintenance. The plan is available on the river rock website, www.riverrockpoa.org.

Voluntary Audit-

The board requested an Audit to be done for 2011. There were no red flags and audits are now planned to be recurring at least every four years.

Financial Policies-

3 new policies have been placed to improve payment collection and those have resulted in \$91,389 being collected since 2011.

On time payments have been increasing and are as follows:

2011- \$397,000

2012- \$407,000

2013- \$408,000

2014-\$409,000

2014 Budget Review:

Income Summary

	Budget 2014	Actual 2014
Community Center Rental Income	\$15,000	\$19,218
Homeowner Dues	\$405,000	\$409,509
Pay Pal Income	\$500	\$778
Collection Income	\$16,000	\$16,501
Manager House Rental Income	\$12,100	\$12,100
Late Fees	\$3,000	\$3,000
Covenant Violation Fines	\$0	\$2,518
Interest	\$40	\$25
Lien Fees, C3 Cleaning, Trees, MT State Fund & NW Energy Refund	\$2,500	\$10,936
Total Income	\$454,140	\$474,585

Employee Expenses

	Budget 2014	Actual 2014
Payroll Taxes	\$19,339	\$16,311
Employee Compensation	\$118,428	\$105,408
Mileage Reimbursement	\$1,200	\$1,179
Total Wages & Employees	\$138,967	\$122,898

Grounds

	Budget 2014	Actual 2014
Sidewalk Replacement	\$3,000	\$0
Tree Maint./Replacement	\$900	\$448
Lawn Fertilization / Weed Control	\$2,000	\$1,996
Utilities	\$900	\$594
Irr Sys Maint	\$5,200	\$5,178
Park Maint	\$6,020	\$4,304
Maintenance Supplies	\$2,750	\$1,962
Fence Maintenance	\$300	\$289
Small Tools	\$750	\$657
Total Grounds	\$21,820	\$15,428

Streets

	Budget 2014	Actual 2014
NW Energy Contract-Light Util & Repair	\$36,490	\$33,550
Cleaning	\$3,550	\$3,315
Repairs	\$4,600	\$350
Snowplowing	\$18,750	\$24,440
Sign Repair/Replacement	\$500	\$389
Maintenance/Painting	\$1,500	\$539
Total Streets	\$65,390	\$62,583

Equipment & Shop Expenses

	Budget 2014	Actual 2014
Reg/License/Permit	\$250	\$25
Vehicle Repairs	\$1,000	\$1,324
Shop Utilities	\$1,500	\$1,771
Fuel and Oil	\$4,500	\$3,973
Equipment Rental	\$700	\$504
Equipment Repairs/Maint	\$2,000	\$2,313
Total Equipment Expense	\$9,950	\$9,910

Community Center

	Budget 2014	Actual 2014
Utilities	\$3,800	\$3,438
CC Checkout	\$1,400	\$2,285
Cleaning & Supplies	\$2,250	\$2,916
Garbage Removal	\$2,900	\$2,650
Maintenance & Repairs	\$1,500	\$1,468
Total Community Center	\$11,850	\$12,757

Administrative

	Budget	Actual
Legal, Accounting, Professional Ser.	\$8,500	\$7,324
Office Supplies	\$4,525	\$4,549
PayPal Charge	\$650	\$911
Stationary, Printing & Postage	\$6,000	\$4,878
Telephone/Internet	\$2,400	\$3,103
Meeting Expenses	\$1,300	\$442
BOD Meeting Expenditures	\$14,000	\$11,995
Property Taxes	\$12,150	\$12,439
Web-site Hosting & Management	\$800	\$780
Liability & D&O Insurance	\$37,095	\$37,142
Security Patrol	\$1,000	\$896
CBO Collection Fee	\$4,500	\$6,065
Closing/Filing Costs	\$650	\$475
Unexpected Expense Reserve	\$692	\$0
Total Administrative Expense	\$94,262	\$90,999

Loans

	Budget	Actual
	2014	2014
Community Center Loan Interest	\$40,525	\$15,661
Community Center Loan Principal		\$51,838
Manager Center Loan Interest	\$29,427	\$553
Manager Center Loan Principal		\$1,899
Capital Facilities Fee	\$35,461	\$35,463
Total of Debt Service	\$105,412	\$105,414

2014 Capital Budget

	Budget	Actual
	2014	2014
Homeowner Dues	\$40,200	\$43,493
Interest	\$1,000	\$888
From Reserves	\$0	\$0
Total Income	\$41,200	\$44,381
Parks	\$11,000	\$4,649
Storm Drains	\$9,000	\$9,000
Storm Drain Engineering	\$2,000	\$1,499
Irrigation Ditch Bridge	\$4,000	\$2,958
Total Expenses	\$26,000	\$18,106

Manager's Center

	Budget	Actual
	2014	2014
Utilities	\$1,300	\$1,364
Cleaning & Supplies	\$350	\$136
Maintenance & Repairs	\$1,500	\$1,820
Rental	\$3,500	\$3,205
Total Managers Center	\$6,650	\$6,525

Loan Status

- **Capital Facilities Fee**
 - Original Loan: \$800,000
 - Balance: \$242,133
 - Payoff Year: 2022
- **Community Center Loan**
 - Original Loan: \$475,000
 - Current Rate is 5.0%
 - Payoff Year: 2022
 - Balance: \$271,732
- **Manager Center/Office/Shop**
 - Original Loan: \$240,000
 - Rate was 4.79%
 - Years Left: Original payoff year was 2018
 - Balance: \$0 – Loan paid off in 2014. We continue to use the payment to make an additional payment to the community center each month.

2014

- Operations:
 - Surplus of \$48,170
- Capital:
 - Total Surplus of \$7,894
 - 2014 Park Improvements Surplus - \$7,393
 - 2013 Pending Final Flooring Payment of \$8,500

2015 Budget Overview:

2015 Budget

	Budget 2015
Income	
Community Center Rental Income	\$16,000
Homeowner Dues	\$405,000
Pay Pal Income	\$600
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	\$455,240

2015 Budget

Expenses	
Compensation & Investment in Employees	\$144,610
Mileage Reimbursement	\$1,500
Total Wages & Employees	\$146,110

Tree Maint./Replacement	\$1,000
Lawn Fertilization / Weed Control	\$2,000
Utilities	\$750
Irr Sys Maint	\$8,500
Park Maint	\$5,000
Maintenance Supplies	\$2,500
Fence Maintenance	\$300
Small Tools	\$750
Ice Melt	\$250
Total Grounds	\$19,050

2015 Budget

Reg/License/Permit	\$15
Vehicle Repairs	\$1,000
Shop Utilities	\$1,500
Fuel and Oil	\$4,500
Equipment Rental	\$700
Equipment Repairs/Maint	\$2,000
Total Equipment Expense	\$9,715

2015 Budget

NW Energy Contract - Light Util & Repair	\$36,490
Cleaning	\$3,550
Repairs	\$1,000
Snowplowing	\$23,750
Sign Repair/Replacement	\$500
Maintenance/Painting	\$1,000
Total Streets	\$66,290

Utilities	\$3,500
CC Checkout	\$1,400
Cleaning & Supplies	\$2,250
Garbage Removal	\$2,900
Maintenance & Repairs	\$1,500
Total Community Center	\$11,550

2015 Budget

Legal and Accounting	\$8,000
Advertising	\$250
Bank Charges	\$50
Subscriptions	\$725
Liability Insurance & D&O Policy	\$38,796
Office Supplies	\$2,500
Office Equipment	\$1,000
Pay Pal Charge	\$650
Stationary, Printing, & Postage	\$6,000
Telephone/Internet	\$3,000
Meeting Expenses	\$800
BOD Meeting Expenditures	\$12,000
Property Taxes	\$12,577
Web-site hosting	\$780
Notetaker Pay	\$500
Security Patrol	\$900
CBO Collection Fee	\$4,500
Closing/Filing Costs	\$650
Professional Services	\$250
Unexpected Expense Reserve	\$0
Total Administrative Expense	\$88,928

2015 Budget

Utilities	\$1,300
Cleaning & Supplies	\$350
Maintenance & Repairs	\$500
Rental House Repairs	\$1,000
Total Managers Center	\$3,150

Debt Service	
Community Center Loan Payments	\$69,951
Manager Center Loan Payments	\$0
Capital Facilities Fee	\$35,495
Total of Debt Service	\$105,446

2015 Capital Budget

Income	
Special Assessment - Cap Improvement	\$40,500
Interest	\$1,000
2014 Park Surplus	\$7,393
Total Income	\$48,893
Expenses	
Park Improvements	\$7,393
Total Grounds	\$7,393
Storm Drain Construction (4)	\$12,000
Storm Drain Engineering	\$2,000
Total Streets	\$14,000
Total Expenses	\$21,393
Total to Capital Reserves	\$27,500
Net Income	\$0

Public Comment:

A homeowner was concerned about the snow plows shoveling snow onto the sidewalks after they spent time removing the snow. Stoney explained that the plows should be shoveling the snow 2-3 feet from the sidewalk per their contract. Pictures of the non-compliance would be extremely helpful to the board, Stoney mentioned.

Another homeowner expressed interest in working to get the recycle bins back into the subdivision. Stoney replied that the board is working on ideas for where to place them in the subdivision if they are brought back. In the meantime, however, another homeowner mentioned that there are bins behind the Town Pump, off Madison Street.

In addition, a homeowner questioned the board about parking on gravel pads. They have grown children who own their own vehicles and have run out of room in their driveway, resulting in them parking either on the street or on the gravel. He brought up that both ways ended in a letter from the board saying they were not in compliance and he was not sure what to do from there. As this is a common concern among many of the homeowners around the subdivision, Brenda brought up group rates that the concrete companies offer for the subdivision. The board made sure that he knew that communication was quite important and as long as the family lets the office know they are working on it and will have the problem fixed in a timely manner, they will avoid fines.

Another concern brought up during public comment included the intersection of West River Rock and Shallow Brook streets. The apartment complexes are posing problems for the bus stops because of all the vehicles that do not fit in the specified parking areas. Stoney replied that since the tenants of the apartments did not sign the covenants, the board cannot penalize the tenants. Rather, the apartment owner must be contacted and then he can contact the tenant. But, if it a safety concern, homeowners should call the police and report the vehicle, especially in the case that the vehicles are blocking a homeowners driveway or making it unsafe for the children at the bus stop.

There is a new written document, copies can be found at the office, detailing what the deputies can and cannot do within the River Rock subdivision, which may help in instances comparable to the one mentioned above.

The board unanimously voted to adjourn the meeting at 8:52pm on January 20, 2015.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
February 17, 2015

Board of Directors in Attendance:

Steve Eaton, Treasurer – Term expires January 2016

Donald Omdahl, General Board Member – Term Expires January 2016

Absentees:

Stoney Wahl, President – Term expires January 2016

Brenda Throop, Vice President – Term expires **January 2015**

Attendees:

Dan Hilkemeier

Charlene Hilkemeier

Don Walters

Morgan Rawson

Sandy W.

Dave Keeney

- Due to the attendance of the Board Members, this was an **unofficial meeting**. Steve announced this, and moved onto a general overview of the agenda at 7:04 p.m.

Approval of January Minutes:

- The minutes for January's meeting could not be approved.

Financial Report:

- Steve detailed the financial report. He then asked for questions. There were none.
- A resident previously requested an audit. However, because the schedule allows auditing every 3 years and there was only one person who requested one, there is no obligation to do so. Steve mentioned that if anyone was interested in making an audit happen, that they need to have 50% of the community agree to want one.

Landscape Reviews:

- Don re-iterated that it would be difficult to afford any landscaping if an audit were to happen. This is because the cost of an audit can be between \$5,000 and \$10,000. That cost comes out of the dues.

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
 - These policies were discussed at the 2014 annual meeting. After discussion, it seemed these policies would be difficult to enforce. Therefore, these policies will undergo more redrafting.
- River Rock County Water & Sewer District – Well #3
 - Dave Keeney briefly detailed the progress of the new well. Work began on the well last week. The main portion of the well will begin construction in 3 to 4 weeks. For the time being, the fence that surrounds the hole will be pulled back. They expect to have the project completed in June. Dave then asked if there were any questions.
 - One woman wanted to know what the well would be used for. This was her first meeting in attendance. Steve and Dave briefly discussed how it will be used as a back up well to be used if another one goes out of service. They also mentioned that it comes out of a separate budget; the Water & Sewer Budget.

New Business:

- Maintenance Report
 - Street Sweeping and Tree Trimming have both begun.
- Community Relations Specialist Report
 - There were 38 Covenant Violation Courtesy Notices sent.
 - There were two 48 Hour Notices sent.
 - The amount of fines totaled \$40.

Citizen Comment Period:

- One woman wanted to know what a 48 Hour Notice is. Steve stated that it is a notice that is sent out regarding something that is on the individual's property that is not in compliance with the covenants. Usually, it is for things such as lights, recreational equipment, and a few other things. Basically, the property owners have 48 hours to fix the issue once it is brought to their attention. After this, they may be fined.
- Charlene Hilkemeier was curious if the parking policy will still fine parked cars on the road. The answer is still up in the air. Right now, they are only fining any vehicles with trailers on the road, vehicles that are broken down or have flat tires, or vehicles that have been parked for months on end in the same spot. It can be difficult to pin point whose car belongs to who, because every time a vehicle's plates are run through the system, it costs money.

- Another woman wanted to know why it costs money to run the plates of a vehicle. The answer is that the Department of Motor Vehicles (DMV) charges for the cost of the process.
- Another first time meeting attendee wanted to know what the snow removal policy is. It was explained to her that the idea behind it is to make sure the sidewalks and streets can be cleared, but that it still needs to be redrafted and finalized.

The unofficial meeting adjourned at 7:10 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
March 17, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016
Brenda Throop, Vice President – Term expires December 2017
Steve Eaton, Treasurer – Term expires January 2016

Absentees:

Donald Omdahl, Secretary – Term Expires January 2016

Attendees:

Jeremiah Reece
Dave Keeney
Gentleman from 175 E. Magnolia
Two Sheriff's Deputies

- The meeting was called to order by Stoney Wahl at 7:00 p.m.

Approval of February Minutes:

- The minutes for February's meeting will be approved via e-mail.

Financial Report:

- Steve detailed the financial report. He then asked for questions. There were no questions.
- A resident previously requested an audit. However, because the schedule allows auditing every three years and there was only one person who requested one, there is no obligation to do so. Steve mentioned that if anyone was interested in making an audit happen, that they need to have 50% of the community agree to want one.

Landscape Reviews:

- There were no landscape reviews.

Old Business:

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

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
March 17, 2015

- The Street Parking Policy Review was discussed at the 2015 annual meeting in January. After discussion, it seemed this policy may be difficult to enforce. Therefore, the policy will undergo more redrafting. Steve wanted to re-iterate that the covenant is not changing. The policy is simply a way to help enforce the covenant.
- River Rock County Water & Sewer District:
 - Dave Keeney briefly detailed the progress of the new well. Work began on the well last month. For the time being, the fence that surrounds the hole will be pulled back. Dave also mentioned the well hole will be deeper than they first expected. This new well will pump 400 gallons per minute, possibly making it the new main well. They expect to have the project completed in June, before school is out. Dave then asked if there were any questions. There were no questions.

New Business:

- Maintenance Report
 - The 6-Wheeler has had a few repairs done to it.
 - Tree trimming has begun.
- Community Relations Specialist Report
 - There were 24 Covenant Violation Courtesy Notices sent.
 - There were five 48 Hour notices sent.
 - The amount of fines totaled \$300.

** Please be sure that your yard light is in working condition, and in accordance with the covenants. This is a big safety concern.

Citizen Comment Period:

(The following questions all originated from the man from 175 E. Magnolia)

- This man had concerns regarding people leaving their vehicles on the road for long periods of time as well as parking over the sidewalks. Stoney addressed this issue by telling him the abandoned vehicles are being taken care of in coordination with the police department. As for the sidewalk parking, it is hard to contact people due to the fact that identifying the owner of each vehicle can be difficult.
- He was also concerned about dandelions and other beautification of the community. The Board told him that the Water and Sewer Board took notes of certain areas and plan to do more beautification this year.
- He also wanted to know what will become of the lot where the recycling used to be. He was notified that it is now a commercial village parking lot.

River Rock Property Owner's Association
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March 17, 2015

A general discussion regarding police procedure, jurisdiction and policies followed.

- The same man asked about the firework policy on the 4th of July. He was notified by both the Board as well as the deputies in attendance that there are set days and times for fireworks during that specific holiday. Also, even though these specific times are allotted, there may still be noise complaints.

A general discussion regarding Quorums, the Board's ability to legally function and sanctioning followed.

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

The meeting was unanimously adjourned at 7:33 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
April 21, 2015

Board of Directors in Attendance:

Donald Omdahl, Secretary – Term Expires January 2016

Steve Eaton, Treasurer – Term expires January 2016

Absentees:

Stoney Wahl, President – Term expires January 2016

Brenda Throop, Vice President – Term expires December 2017

Attendees:

Dave Keeney

Curt Backlin

Joseph Bridges

Marguerite Barnett

Charlene Hilkemeier

One man who did not sign in (he lives two doors down from Mr. Curt Backlin)

- Due to the attendance of the Board, this was considered an **unofficial meeting**. Steve announced this, and began an overview of the agenda at 7:01 p.m.

Approval of March Minutes:

- The minutes for March's meeting were approved via e-mail.

Financial Report:

- Steve detailed the financial report. He then asked for questions. There were none.

Landscape Review:

- Steve stated that he reviewed them prior to the meeting and that, so far, they, "look good".

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a three year commitment. Please contact the office with your letter of interest, detailing why you would like to be part of the Board.
- The Street Parking Policy Review was discussed at the 2015 annual meeting in January. After discussion, it seemed this policy may be difficult to enforce. Therefore, the policy underwent more redrafting. It is now time for any final comments. If there are any

River Rock Property Owner's Association
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Belgrade, MT 59714
April 21, 2015

further comments, questions or concerns regarding the new policy, please speak up soon, as the policy is set to be put into action this next week. Steve wanted to re-iterate that the covenant is not changing. The policy is simply a way to help enforce the covenant.

- River Rock County Water & Sewer District:
 - Dave Keeney briefly detailed the progress of the new well. Work began on the well in February. They expect to have the project completed in June, before school is out. However, there is a part for the well control center that is still being shipped, and will not be here until June 25th. The cleanup will be done prior to that date, but the well will not be operational until the part is received and installed. Dave then asked if there were any questions.
 - Marguerite wanted to know if people in the neighborhood would still have access to swimming and other water activities. Dave stated that yes, the well project will be all cleaned up, so it will not affect activities.

New Business:

- Maintenance Report
 - The maintenance crew is preparing for summer. The seasonal workers will come on staff soon. They will be working on the following projects this spring:
 - Bathroom & Structures
 - Mowing & Landscaping
 - Fertilizing & Weed Control
 - Irrigation & Sprinklers
- Community Relations Specialist Report
 - There were 99 Covenant Violation Courtesy Notices sent. (77 of these were yard light violations)
 - ****PLEASE BE SURE THAT YOUR YARD LIGHT IS IN WORKING CONDITION AND IN ACCORDANCE WITH THE COVENANTS.**
 - There were three 48 Hour notices sent.
 - The fines for this month totaled \$1,560.
- **** PLEASE BE SURE TO TRIM YOUR BOULEVARD TREES UP SO THAT PEOPLE MAY SAFELY WALK DOWN THE SIDEWALK.**

River Rock Property Owner's Association
Board of Directors Meeting
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April 21, 2015

Citizen Comment Period:

- Sargeant Parker and Deputy Fuller reviewed the junk and abandoned vehicle policies as dictated by the state laws.
 - Gallatin County cannot tow from private property.
 - The street outside the homes in River Rock is considered Private.
 - The process of how to go about getting a vehicle towed is detailed in a handout, and can be reviewed. The handouts are available upon request.

A general discussion regarding jurisdiction and private vs. public property followed.

- Curt Backlin wanted to know whose responsibility it is to have vehicles towed. The Sargeant and Deputy answered that it is up to the Home Owner's Association to get ahold of a towing company.
- Charlene Hilkemeier then followed that question by asking what happens when towing companies do not allow employees to tow upon request of H.O.A. personnel. The Sargeant replied that sometimes it will just depend on each towing company's policy.
- Curt Backlin then asked if the parking and towing policies affect only the River Rock community. It was determined that there are some specific laws and rules that can be enforced, such as parking in the middle of the road. This would be considered obstruction, and a person can be ticketed, even on private property. Such rules can be noted in 61.8.354 of Montana Code Annotated.

A general discussion regarding covenants vs. ordinances followed.

- Joseph Bridges was curious how Health and Safety play into issues in the community. The Sargeant responded by saying that as long as something is not an imminent or immediate threat or danger to anyone's health or safety, then nothing can really be done about the situation.
- Curt Backlin spoke to all of the attendees and re-iterated how important it is to encourage neighbors and community members to attend the monthly meetings.
- The man who did not sign in wanted to know if there are any patrol men in River Rock 24 hours a day, 7 days a week. Deputy Fuller answered "no". The same man then asked if there has been much suspicious activity in the neighborhood. The Sargeant and the Deputy agreed that there is not any more or less criminal activity than in other areas of town.

Steve then asked if there were any more questions. There were none.

The meeting was unanimously adjourned at 7:45 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
May 19, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016

Brenda Throop, Vice President – Term expires December 2017

Absentees:

Donald Omdahl, Secretary – Term Expires January 2016

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Joseph Bridges

Jeffrey Lowe

Dan Strab

Dave Keeney

Suzette Whipple

Larry Erb

Sgt. Parker

- Due to the attendance of the Board, this was considered an **unofficial meeting**. Stoney announced this, and began an overview of the agenda at 7:00 p.m.

Approval of April Minutes:

- The minutes for April's meeting will be approved via e-mail.

Financial Report:

- Stoney detailed the financial report. He then asked for questions. There were none.

Landscape Review:

- These were reviewed after the meeting.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a three year commitment. Please contact the office with your letter of interest, detailing why you would like to be part of the Board.
- The Street Parking Policy is now in effect. Stoney mentioned that if anyone had questions regarding the new policy to enforce the covenants, that they could meet after the meeting to discuss concerns.
- River Rock County Water & Sewer District:

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
May 19, 2015

- Dave Keeney spoke on the new well. He stated that the landscaping would begin this week, and that everything would be complete by June 15th. As for the control unit part that was ordered, that is to be installed on June 25th. The well should be up and running by July 1st and will, most likely, be the main well.

New Business:

- Maintenance Report
 - The seasonal workers are now on board.
 - Bathroom structures are complete, and the porta potties will be delivered June 1st. These porta potties will be located by the pond as well as by the big park and have handicap access.
 - Mowing & Landscaping have begun.
 - If you have any concern about who should be taking care of what lawns, corners or parks, please feel free to write a letter to Carey in the office.
 - Weed control is planned for the next few weeks, pending the weather.
 - Irrigation will be started over the next few weeks.
- Community Relations Specialist Report
 - There were 20 Covenant Violation Courtesy Notices sent out.
 - No 48 Hour Notices were sent.
 - The fines for this month totaled \$2,165.
- Fourth of July
 - Fireworks are permitted in the subdivision on July 3rd, 4th, and 5th between the hours of 5:00 p.m. and 10:00 p.m.
 - Rocky Mountain Security will be patrolling for violations. Please be courteous to the security officers, as they are only doing their jobs. If you have any questions or need to discuss the regulation, please call or stop by the office.

**** PLEASE BE SURE THAT YOUR YARD LIGHT IS IN WORKING CONDITION ACCORDING TO THE COVENANTS.**

**** PLEASE BE SURE TO TRIM YOUR BOULEVARD TREES UP SO THAT PEOPLE MAY SAFELY WALK DOWN THE SIDEWALK.**

- **Citizen Comment Period**

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
May 19, 2015

- One man is concerned about vehicles being parked in the yellow sections as well as in driveways. Stoney explained to him that they are in the legal process of getting a tow policy put in place.
 - Another man is concerned about vehicles making U-Turns on his lawn and not stopping at the stop signs in the subdivision. In particular, the one by his house.
 - Sgt. Parker mentioned that the police department is contemplating putting a bike rack near the pond for all abandoned bicycles to be put; sort of as a Lost and Found for bikes.
-
- Stoney then asked if there were any more questions. There were none.

 - The meeting was unanimously adjourned at 7:28 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
June 16, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016

Brenda Throop, Vice President – Term expires December 2017

Donald Omdahl, Secretary – Term expires January 2016

Absentees:

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Dave Keeney

Saralyn Sebern

- The meeting was called to order by Stoney Wahl at 7:00 p.m.

Approval of May Minutes:

- The minutes for May's meeting will be approved via e-mail.

Financial Report:

- Stoney detailed the financial report.
 - There will be an audit this year. It rotates every 3 years.

Landscape Reviews:

- There were no landscape reviews.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a three year commitment. Please contact the office with your letter of interest, detailing why you would like to be part of the Board.
- The Street Parking Policy is now in effect. Stoney mentioned that if anyone had questions regarding the new policy to enforce the covenants, that they could meet after the meeting to discuss concerns.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
June 16, 2015

- River Rock County Water & Sewer District:
 - Dave Keeney spoke on the new well. Construction is complete, but the part that was ordered is still scheduled for installation on June 25.

- Fourth of July
 - Fireworks are permitted in the subdivision on July 3rd, 4th, and 5th between the hours of 5:00 p.m. and 10:00 p.m.
 - Rocky Mountain Security will be patrolling for violations. Please be courteous to the security officers, as they are only doing their jobs. If you have any questions or need to discuss the regulation, please call or stop by the office.
 - Please note, that if you were warned last year, you will be fined this year, as the warnings do not carry over from year to year.

New Business:

- Maintenance Report:
 - All irrigation is on with the exception of the North Park. There is a leak at the beginning of the main line coming into the park. The crew will be here to repair it next week. If you notice any sprinklers not working, please let the office know, and include the name of the street.

- Community Relations Specialist Report:
 - There were 26 Covenant Violation Courtesy Notices sent.
 - There were 5 48-Hour Notices sent.
 - The fines for this month totaled \$1,075.

**** PLEASE BE SURE THAT YOUR YARD LIGHT IS IN WORKING CONDITION ACCORDING TO THE COVENANTS.**

**** PLEASE BE SURE TO TRIM YOUR BOULEVARD TREES UP SO THAT PEOPLE MAY SAFELY WALK DOWN THE SIDEWALK.**

Citizen Comment Period:

- There were no comments.

Stoney then asked if there were any further questions. There were none.

The meeting was unanimously adjourned at 7:12 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
July 21, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016
Brenda Throop, Vice President – Term expires December 2017
Donald Omdahl, Secretary – Term expires January 2016
Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Dave Keeney
Curtis Backlin
Terry Sinnema
Kurt Lembke
Sergeant Parker
One gentleman who did not sign in

- The meeting was called to order by Stoney Wahl at 7:00 p.m.

Approval of June Minutes:

- The minutes for June's meeting will be approved via e-mail.

Financial Report:

- Stoney detailed the financial report.
 - There will be a financial audit this year. It rotates every 3 years, and the last one was done in 2012.

Stoney then asked if there were any questions regarding the financial report. There were none.

Landscape Reviews:

- These will be reviewed following the meeting.

Old Business:

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

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
July 21, 2015

- River Rock County Water & Sewer District:
 - Dave Keeney spoke on the new well. Construction is complete, but the part that was ordered was scheduled for installation on June 25. However, the part was on back order, and so it will not be installed until August 2nd or 3rd. This well will become the main well.

New Business:

- Maintenance Report:
 - Staining of the buffer fence on the North side of the subdivision has begun. The painting of the cross walks and curbs will also begin soon. If you see any areas that have not been painted and should be, please contact the office with the address of the location.
- Community Relations Specialist Report:
 - There were 83 Covenant Violation Courtesy Notices sent.
 - There were 0 48-Hour Notices sent.
 - The fines for this month totaled \$1,005.

**** PLEASE BE SURE THAT YOUR YARD LIGHT IS IN WORKING CONDITION ACCORDING TO THE COVENANTS.**

**** PLEASE BE SURE TO TRIM YOUR BOULEVARD TREES UP SO THAT PEOPLE MAY SAFELY WALK DOWN THE SIDEWALK.**

Citizen Comment Period:

- One woman mentioned how peaceful the 4th of July was, thanks to all the rules and regulations set in place.
- Curtis wanted to thank the maintenance group for all of their hard work, and noted they are doing a great job. He noticed sprinklers are being replaced in a timely manner. Stoney then stated that they hope to hire more staff next year for maintenance. This would be done in hopes that beautification projects and other various things can be done above and beyond what is expected.
- Terry was concerned about a boulevard tree agreement, dating back to 2007 that has accrued fines up until now. The Board briefly discussed the situation with him and hopes to investigate what happened and come to a solution.
- Sergeant Parker gave the Board a handout regarding Montana Code Annotated sections 61-8-354 and 61-8-355. These policies outline parking policies.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
July 21, 2015

- Stoney then asked if someone is parked in the yellow painted curb area, if they have permission to still ask the person to move the vehicle, even if they do not get a fine. Sergeant Parker responded that they would have to ask the person who physically parked the vehicle, rather than owned it, and if they denied parking it there, then nothing can be done about the situation.
- Curtis also chimed in. He wanted to know why we cannot simply put up a "No Parking" sign in places we wish to keep vehicle free. Sergeant Parker replied that signs can go up, as long as they fall within the guidelines of the MCA.

Stoney then asked if there were any further questions. There were none.

The meeting was unanimously adjourned at 7:23 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
August 18, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016

Brenda Throop, Vice President – Term expires December 2017

Donald Omdahl, Secretary – Term expires January 2016

Absentees:

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Gary Lapi

Angela Lapi

Saralyn Sebern

Dave Keeney

Matt Reid

Kim Hurlbut

- The meeting was called to order by Stoney Wahl at 7:00 p.m.

Approval of July Minutes:

- The minutes for July's meeting will be approved via e-mail.

Financial Report:

- Stoney detailed the financial report.
 - There will be a financial audit this year. It rotates every 3 years, and the last one was done in 2012.

Stoney then asked if there were any questions regarding the financial report. There were none.

Landscape Reviews:

- These will be reviewed following the meeting.

Old Business:

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
August 18, 2015

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a three year commitment. Please contact the office with your letter of interest, detailing why you would like to be part of the Board.
- River Rock County Water & Sewer District:
 - Dave Keeney spoke on the new well. Construction is complete, and the well is up and running.

New Business:

- Maintenance Report:
 - Staining of the buffer fence on the North side of the subdivision began last month and will continue through the next week.
 - The painting of the cross walks and curbs will be completed by the end of the week.
 - If you see any areas that have not been painted and should be, please contact the office with the address of the location.
 - Landscaping of the Buffer Zone on the north and south parts of West Shore & Royal Road intersection has begun.
- Community Relations Specialist Report:
 - There were 26 Covenant Violation Courtesy Notices sent.
 - There were 7 48-Hour Notices sent.
 - The fines for this month totaled \$1,045.
- Boulevard Island Landscaping
- Employee Health Insurance:
 - Instead of providing Employee Health Insurance or a Compensation for such Health Insurance, employees will now be paid an Employee Benefit Compensation.

Citizen Comment Period

- One woman asked about RV parking regulations. Stoney answered that there are specific covenants regarding this topic, and any issues regarding the matter may be resolved through landscape reviews.
- One man wanted to know how much money, in percentage, CBO keeps from anything sent to collections. The Board responded CBO's commission is 33.33 %. However, if matters are taken to a Court level, CBO's commission is 50%. As far as a Pre-Collect

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
August 18, 2015

letter, the RRPOA would keep 100% of that, as nothing has been sent to direct collections, yet.

- Another woman wanted to know if there is a way to have a list of those who have been fined. The Board replied that the office has a list, but it is not public.

A general discussion regarding the process of being sent to collections and being fined followed. A Temporary Covenant Exemption Form was also discussed.

- A woman wanted to know what to do if she had a complaint, as well as how complaints are handled. The Board explained that most complaints need to be taken to the office, with photo proof of certain incidents. Usually employees handle the situations, unless further action is needed.
- Gary wanted to know if only the home owners receive the notices regarding fines. The answer is yes. It is their responsibility to contact the tenants or renters if they cannot fix an issue themselves.
- Angela followed that question wondering what happens if the landlord/home owner cannot be reached. The Board told her that there is actually a process laid out in the covenants for the employees to follow.
- Dave wanted to say thank you for the completion of the curb painting.
- One man wanted to know if the new sheriff office in the area has helped out much. The answer is yes. There has been a quicker response time and it has certainly not been a bad thing.
- Angela wanted to know if break ins have been a problem. Stoney assured her that it is usually just cars that are unlocked, and that it really depends on the season. He also mentioned that it would not be a bad idea to install a camera system on your own home.
- Kim asked what happens when someone calls in a complaint, but the issue is not being fixed. The Board stated that just because the problem is not being fixed does not mean it is not being enforced.
- Angela then asked if banks have the same or similar covenants. The answer is no. Their processes and rules are different.
- Kim wanted to know how many rentals there are in the subdivision. The Board estimated between 3 to 5 percent.

Stoney asked if there were any more questions or comments. There were none.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
August 18, 2015

Firework Violation Appeals

- All appellants will need to sign in with name and address.
 - The appellant's name is Matt Reid. His address is 928 N. River Rock. He then proceeded to recall the encounter. He and his two children were approached by security on the evening of July 2nd. The officer told them fireworks were not allowed until July 3rd. Matt stated that he and his children stopped lighting off fireworks, went inside, and shortly after, proceeded to go to bed. Mr. Reid noticed that weeks after the incident, he had been fined for lighting off fireworks after being notified to stop. He states they did not light off any more fireworks after their warning.
- Be courteous and respectful. A dismissal of this requirement results in an automatic dismissal of the appeal, and the fine will remain on the account.
 - Mr. Reid was civil while approaching the Board, does not recall having a past history and has not been warned before.
- No decisions will be made final at the public meeting. The board will review the appeal and any information provided, and you will receive a response within 2 weeks of the appeal.
 - The Board stated that they will most likely give him the benefit of the doubt, given the circumstances, and the way in which the appeal was handled; appropriately.

General discussion regarding noise complaints and fireworks followed. Also, please note that the Covenants for the subdivision can be found ONLINE.

The Board asked if there were any more questions. There were none.

The meeting was unanimously adjourned at 8:08 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
September 15, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016
Brenda Throop, Vice President – Term expires December 2017
Donald Omdahl, Secretary – Term expires January 2016
Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Dave Keeney
Dan & Charlene Hilkeimeier
Renee Irish (Wagner's Nursery)
Nick Harris
Beverly Lewis
Matthew Schlessner

- The meeting was called to order by Stoney Wahl at 7:00 p.m.

Approval of August Minutes:

- The minutes for the August meeting will be approved via e-mail.

Financial Report:

- Steve detailed the financial report.

Steve asked if there were any questions regarding the financial report. There were none.

Landscape Reviews:

- These will be reviewed following the meeting.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a three year commitment. Please contact the office with your letter of interest, detailing why you would like to be part of the Board.
- Employee Benefit Compensation
 - Stoney explained how we will offer the employees Aflac beginning October 1st. There were no questions or comments.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
September 15, 2015

- Island Landscaping Explanation
 - Discussion regarding the landscaping plans for the island boulevard. The plans include 3 trees, a dry creek bed, and ornamental grasses.
 - There was discussion regarding whether anyone preferred ornamental or boulevard trees. Nick Harris commented an ornamental tree would be his preference. He also commented that he would like to see larger rocks and grasses in that area. Renee Irish is open to either ornamental or boulevard tree but is a big fan of the ornamental grasses.

New Business:

- Maintenance Report:
 - Staining of the buffer fence on the North side of the subdivision has begun. The painting of the cross walks and curbs is wrapping up. Sprinkler blowout begins on Monday September 21st.
- Community Relations Specialist Report:
 - There were 10 Covenant Violation Courtesy Notices sent.
 - There were 6 48-Hour Notices sent.
 - The fines for this month totaled \$865.

Citizen Comment Period:

- Renee Irish from Wagner's Nursery is not a resident but she was attending the meeting as a representative for Wagner's Nursery. They have trees and mums on sale right now. They are considering Christmas trees this year and is attending to get the word out. Wagner's Nursery participates in community outreach and charity. They also have a Facebook page and she encouraged folks to LIKE their page to keep updated with the seasonal specials.
- Beverly Lewis is a new property owner and has just moved in. She attended the meeting to learn and listen.
- Nick Harris with Crater Ridge just built a new condo and would like to discuss his situation after the meeting.
- Charlene had a question about the fireworks appeals noted on the agenda. Stoney explained the fireworks process and rules. There were no additional appeals this meeting.

Stoney then asked if there were any further questions. There were none.

The meeting was unanimously adjourned at 7:19 p.m.

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
October 20, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016
Brenda Throop, Vice President – Term expires December 2017
Donald Omdahl, Secretary – Term expires January 2016
Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Dave Keeney
Dan & Charlene Hilkeimeier
Don Mark & Tana Baker

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

Approval of September Minutes:

- The minutes for the September meeting will be approved via e-mail.

Financial Report:

- Steve detailed the financial report.

Steve asked if there were any questions regarding the financial report. There were none.

- Stoney discussed that the board was in the process of planning the 2016 Budget. Requests should be in writing or during the citizen comment period.

Landscape Reviews:

- There were no landscape reviews.

Old Business:

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

New Business:

- Maintenance Report:

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
October 20, 2015

- All fences have been stained except for the northwest corner of the subdivision. This last section was not completed because of the shop fire.
- Crosswalk and curb painting is complete.
- Sprinkler blowout is complete.

- Community Relations Specialist Report:
 - There were 14 Covenant Violation Courtesy Notices sent.
 - There were 5 48-Hour Notices sent.
 - The fines for this month totaled \$700.
 - It was noted that it was good to see fewer notices and fewer 48 hour notices sent this last month.
 - A friendly reminder to keep your sidewalks free of obstruction. Trim boulevard trees up for ease of walking down the sidewalk and shovel snow within 24 hours of last snow fall.

- Maintenance Shop Fire
 - The incident occurred on September 29, 2015 at around 10:30pm.
 - The fire was a total loss and the insurance hired an investigator due to the size of the claim. Nothing in the building was salvageable.
 - The cause of the fire was found to be spontaneous combustion of a stain rag missed from cleanup. No employees were dismissed due to the fire and there was no concern of arson or malicious behavior, the investigator has completed his investigation.
 - The POA does hold insurance on facility buildings.
 - The 1996 Dodge truck, 4 wheeler, and 6 wheeler held liability insurance coverage and not comprehensive and collision due to the value to replace being less than the cost of insurance. These will all need to be replaced at the POA's cost.
 - Searching for a new truck.
 - Side by sides have been ordered and will be purchased from Gallatin Recreation.
 - Hoping to replace all with equipment that more fits our needs.
 - The building is currently still standing. A security fence has been installed but is costly and we would like the building to be demolished as soon as possible. We are currently working through the bids to clarify work included by each company. We have received 4 different bids for the demolition.
 - Bid 1- \$29,529.82
 - Bid 2- \$13,240.00
 - Bid 3- \$10,500.00
 - Bid 4-\$10,000.00
 - New Construction
 - We will be seeking bids for the new building if anyone has suggestions for construction companies that may be interested in the building. We would

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
October 20, 2015

like to hear from the public regarding the rebuild and it is open for suggestions.

- Equipment and tools
 - Most of the maintenance supplies and equipment were housed in the shop building and are not salvageable.
 - Skid steer and sweeper, large water tank, shed for fuel, trailers.
 - We are working on replacing tools and equipment but also being mindful about storage costs while the shop is being rebuilt.
 - True Value has given us a \$500 credit with their store due to the fire. This is something they normally only extend to residential homeowners but thought in this case since we are homeowner owned that they would also extend the same credit to the association. The River Rock Property Owners Association is very grateful that True Value has extended this service to our association.
- Discussion occurred regarding the importance of keeping the setback areas of your property clear of debris. A fire can spread rapidly through debris in the setback and then travel from house to house.
- Due to the fire the board of directors is back to meeting every Tuesday.
- We are currently trying to work through the insurance process.
- Purchases are being kept to the bare minimum until we have a shop to store the new items in.

Citizen Comment Period:

- Tana Baker asked if we would be expanding the shop or rebuild the original building.
 - We are looking into that now. We will be looking at new building codes and of course that will be integrated into the new building. Other than that, we will be looking into what is needed to perform the necessary maintenance requirements. It is very likely we will be looking into expanding if at all possible. The rebuild process will be a long process and all decisions will be brought to the public meetings for comment.
- Charlene Hilkemeier suggested buying a shed instead of renting a storage unit.
 - We are looking into options of power, heat, and size along with the cost of various temporary storage options. We are also looking into prorating the renters' rent to use their garage. We are in the process of looking into that at this time. Being mindful of our needs as well as the renter's needs.
- Charlene Hilkemeier also asked if the insurance will cover the loss of the maintenance shop.
 - Yes, so far the limits were set correctly. The process will be ongoing and we will be keeping the public informed every step of the way. We will be looking into using our surplus to pay for the vehicles which were lost but

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
October 20, 2015

that we only had liability insurance on. We are tracking each item replaced because of the fire. We had created a list a few years back of the supplies and equipment owned by the POA so we are utilizing that list and looking through receipts to be careful that nothing is missed as far as equipment and supplies are concerned.

- Tana Baker asked if dues will increase due to the loss.
 - This will be a last resort. We are not planning on it at this time. We plan to work on the budget in order to cover the costs.

Stoney then asked if there were any further questions. There were none.

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
November 17, 2015

Board of Directors in Attendance:

Stoney Wahl, President – Term expires January 2016
Brenda Throop, Vice President – Term expires December 2017
Donald Omdahl, Secretary – Term expires January 2016

Board of Directors Absent:

Steve Eaton, Treasurer – Term expires January 2016

Attendees:

Fletcher Orie
Guy Santiglia
Danny & Charlene Hilke
Kurt Lembke
Richard Nichols
Cheryl Nichols
Bob & Tawnya Oxendahl
Kim Rivard
Matt Brown
Kathy Brown
Nathan Fondow

- The meeting was called to order by Stoney Wahl at 7:00 p.m.

Approval of October Minutes:

- The minutes for the October meeting will be approved via e-mail.

Financial Report:

- Stoney detailed the financial report.

Stoney asked if there were any questions regarding the financial report. There were none.

- Stoney discussed that the board was in the process of planning the 2016 Budget. Requests should be in writing or during the citizen comment period.

Landscape Reviews:

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
November 17, 2015

- Landscape Reviews were reviewed after the meeting for 125 Engberg, 557 East River Rock, and 112 Green Belt Drive.

Old Business:

- Interested in joining the River Rock Board of Directors? There is currently one available position. The Board encourages a three year commitment. Please contact the office with your letter of interest, detailing why you would like to be part of the Board.
- Island Boulevard Update – Postponed until spring due to shop fire setback. Planting larger trees to hopefully be able to trim up for line of sight. Landscape will include 3 Japanese Lilac Trees, decorative grass plants, rock, and larger boulders to help prevent the trees from being run over. The overall goal of the area is to beautify the boulevard with landscaping that is low maintenance but still looks nice. There were no questions regarding the boulevard. If a property owner does have questions or comments regarding the boulevard please contact the office for more information.
- Maintenance Shop Fire Update – Stoney provided a recap of what caused the fire and the progress since the incident occurred.
 - It took time to make a decision on the demolition bid. We wanted to take great care in regard to insurance coverage and approval for the work covered in the demolition bids. The demolition occurred on Monday, November 9th.
 - Obtaining introductory bids for the insurance company. We will then have an architect draw up the final plans and then send it out for public bid. Bids are welcome and should be submitted to the RRPOA office. We will follow the proper bid process required.
 - Employees are working on submitting an inventory to the insurance company for the equipment and tools that were in the building. When we go to replace equipment and tools, we will evaluate current needs of the maintenance facility and crew.
 - Due to the fire and that we do not have a truck to plow with there have been additions to the snow removal contract to include the manager center parking lot, the community center, and the Amsterdam walkway.

New Business

- ❖ Annual Meeting will be January 19, 2015 at 7pm in the community center.
- ❖ Maintenance Report – winter is the slow time and since the shop has been removed they will be doing weekly trash pickups, salting the mail boxes and other odd indoor jobs.
- ❖ Community Relations Specialist Report
 - Covenant Violation Courtesy Notices – 23
 - 48 Hour Notice – 3
 - Fines – \$1545.00

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
November 17, 2015

**Friendly reminder to keep your sidewalk free of obstruction. Trim boulevard trees up and shovel snow within 24 hours of last snow fall.

Citizen Comment Period:

- Fletcher Orié mentioned that a “sprinkler system” in the new shop wouldn't be appropriate for a chemical fire. It would need to be a chemical suppression system and he recommended that we isolate the chemicals.
- Fletcher Orié asked how long after the snow property owners had to shovel.
 - 24 hours after the last snow.
- Fletcher Orié had a question regarding his boulevard tree. He would like an exemption or variance for where his tree is located. His property has an actual boulevard. The previous property owner put the boulevard trees in the yard rather than the boulevard due to the site triangle. The board referred him to visit the office so that the employees could provide more information about the request.
- A property owner had a question about whether or no one needs to have a landscape review to add trees to the backyard.
 - Yes a landscape review is required for the review committee to approve the new trees.
- General conversation regarding the leash laws and stray dogs.
 - River Rock parks are deeded to the public use forever.
 - There was an explanation of the current county law.
 - Tawnya Oxendahl told her story regarding a pit bull. The sheriff explained how to press charges.
 - The board gave an explanation of the quorum of votes in the subdivision would be 900 people.
 - It was recommended that every time, each and every time there is an animal complaint, the sheriff department should be called. It is complaint driven as are ordinances. If there are no complaints or few complaints it is hard to justify passing an ordinance without proof that it is a problem.
- Fletcher Orié does repair work. Extended warranties could pay for parts and labor on equipment. We are being more proactive regarding RRPOA purchases. Fletcher also would like to see us hire people who have mechanical knowledge. We reassured him that we do that.
- Guy Santiglia asked about street parking.
 - We are still working with the county and Montana Department of Justice on how to enforce the street parking violations. We do have a current street parking policy in place.
- Kurt Lembke has attended prior meetings regarding his requirement to install a yard light. There has been discussion regarding removing the big acorn lights

River Rock Property Owner's Association
Board of Directors Meeting
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November 17, 2015

near his property. We will have an employee call Mr. Lembke with an update on the lights.

- Richard & Cheryl Nichols attended the meeting. They are new homeowners in the subdivision and have not had an HOA in the past homes they have lived in. They want to be in compliance. Their biggest issue is storage and they would like to construct a shed.
 - It was discussed that there are many restrictions for sheds and that they will need to submit a plan to account for where to place the shed, the size, etc. They also had questions about decks.
- Matt and Kathy Brown are future homeowners in the subdivision and would like a copy of the covenants.
 - We explained how they could log onto the website for a copy.
- Fletcher is an international dance instructor and is interested in renting the community center.
- Nathan Fondow had a question about HOA's and POA's that exist in the subdivision. He lives in a townhome on Pebble Brook. He has a yard light that is out and received a letter last year. Nathan asked questions about fines, etc. He has opened a dialogue with us. He is selling his house.
- Cheryl Nichols had a question about who maintains the open space.
 - We explained how the open space is deeded to the public but is maintained by River Rock Property Owners Association.

Stoney then asked if there were any further questions. There were none.

The meeting was unanimously adjourned at 9:30 p.m.



**River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
December 15, 2015
7pm**

Board of Directors in Attendance

Stoney Wahl - President
Brenda Throop- Vice President
Donald Omdahl - Secretary
Steve Eaton - Treasurer
Open board position (if interested, inquire in office)

Attendees

Dan Hilkemeier
Charlene Hilkemeier
Marguerite Barnett
Dave Keeney
Gary Lapin
Angela Lapin
Shawn Fiorentino

Financial Report

- ❖ Monthly Financial Report : Stoney detailed the financial report, *see report for full details*
- ❖ Submit 2016 Budget requests to the office in writing and discussed during citizen comment period.

Landscape Reviews

- ❖ None

Old Business

- ❖ Maintenance Shop Fire Update:
 - o Insurance is paying back the cost of mowers, but not older, uninsured vehicles (vehicles cost more to insure than they were worth, therefore were uninsured)
 - o Currently working with the architect on design, expansion possible, depending on cost
 - o Currently seeking public bids (inquire in office)

- ❖ Annual Meeting will be January 19, 2015 at 7pm in the community center.

New Business

- ❖ Annual Meeting on January 19th, 7 pm. Big meeting.
- ❖ Snow Removal
 - o Inquiries about River Rock snow removal contract. Explanation of types of bids and various costs and services.
 - o Specific inquiries about snow placement on corners, boulevards, and mailboxes (Too costly for contract. Considering handling with existing River Rock staff.)
 - o Considering using River Rock side by side to do snow touch-ups internally.
 - o Considering hiring help for individual homes.
 - o Much encouragement to take photographs & submit them to the office so that the specific nature of the issue can be addressed with the plowing company and within the community.
- ❖ Maintenance Report
 - o Only one employee, currently. (May hinder efforts to handle snow removal efforts internally.)
- ❖ Community Relations Specialist Report
 - o Covenant Violation Courtesy Notices – 248 (237 yard light notices)
 - Concerns from community member about 5-days-to-fine letter (amount of time, threatening nature, rights to fine): explanation of existing policy, public safety issue, importance of lights out for children walking to school, right of River Rock policy to fine immediately (being overly polite has not worked in the past, hence current, more “aggressive” policies)
 - Community member invited to write a letter explaining issues with current policy and suggesting a better course of action for consideration
 - o 48 Hour Notice – 3
 - People who didn’t follow through with the 5 day notice. They receive 48 hr notice, then are fined.
 - o Fines – \$140

Citizen comment period

- ❖ General Citizen Comments
 - o Citizen: regarding the lights: my bulb is cracked and the top blows off easily
 - Board: invitation to submit a better light design so that you can change it
 - o Citizen: The streetlight on the corner at the entrance to River Rock is flashing in the mornings. Please fix.
 - Board: Sibley and Thorpe light. We can contact NWE and have the light fixed free of charge as long as it is not vandalized.
 - o Citizen: Lights are rotted out at the base - used PVC from the store to stabilize and screw into the PVC piece
 - Board: We are at about that time frame. NWE has come to fix a light pole just this week.
 - o Citizen: Snowplow did push a 5 ft wide bank onto my driveway, sidewalk, etc. Nowhere for the postman.
 - (Citizen came in late, missed the previous discussion about this)
 - o Citizen: Notification that go out to property owner of record... Many property owners who do not seem to care - specifically rental owners. Suggest a notice goes to the property address itself.
 - Board: Legally we can’t send out fine letters to anyone other than the property owner. However, just a “notice” that the light is out, without mention of fine, is legal.

- o Citizen: Notices regarding vehicles, unmaintained lawns, dogs barking, etc. would be appreciated as well.
 - Board: will look into it and see what has been done in the past and what could be done in the future.
- o Citizen: Suggests that River Rock have an official “rental” brochure with information about River Rock
 - Board: Good idea, but not the business of River Rock to shoulder the cost. Possibly use email format. Creates obligation to only act according to what is known - slimmed down version might create knowledge gaps.

Appeals

None

Adjourn meeting 7:53

