

River Rock Property Owner's Association
Board of Directors Meeting
101 North River Rock Drive
Belgrade, MT 59714
October 19, 2020

Board of Directors in Attendance:

Charlotte Busby- Term expires January 2023
Amy Stokes – Term expires January 2025
Andrew Blumenschein – Appointed July 2022
Alex Blumenschein – Appointed August 2022

Board of Directors Absent:

None

Cell phones off

Meeting was called to order by Alex Blumenschein @ 7:04 pm

Attendees:

- Hal Pedersen
- Xauier Sulser
- Halle Durnal
- Alena Chacon
- Kayla Hardesty

Approval of Dues Assessment Increase Meeting Minutes -Charlotte Busby motioned to approve the dues assessment minutes. Alex Blumenschein seconded the motion. Motion passed unanimously.

Financial Report:

- Alex Blumenschein detailed the financial report.
 - Asked if there were any questions regarding the financial report.
 - None

Old Business

- The 10% dues increase passed. The new dues will go into effect January 2023.
- We still need at least one more board member. Please email a letter of intent to the River Rock Property Owners Association office if you are interested.

Property	Current Dues Amount	Increase Amount	Total Quarterly Dues Invoiced After Increase
Commercial Lot/Unit	\$106.48	\$10.65	\$117.13
Single-Family Dwelling Unit	\$106.48	\$10.65	\$117.13
4-Plex Dwelling Unit	\$90.51	\$9.05	\$99.56
8-Plex Dwelling Unit	\$74.54	\$7.45	\$81.99
12-Plex Dwelling Unit	\$58.57	\$5.86	\$64.43

New Business

Maintenance Report

- The irrigation system has been blown out for the season.
- The maintenance crew is working on fall cleanup including mowing, trimming trees, and irrigation repairs.
- Park playground replacement parts are on order.

Community Relations Report

- Courtesy notices sent: 19
- 48- hour certified notices sent: 2
- Fines: \$2,980.00
- Please ensure that your boulevard trees are properly trimmed up.
- Please be sure to check that your yard light comes on from dusk to dawn each night.
- A note to residents that we do not have a leaf pickup program and that they will need to dispose of their leaves. Please refrain from putting them in the streets.

Citizen Comment Period:

- Hal Pederson – No Comment
- Xavier Sulser – Xavier explained that he is new to River Rock and asked if it is the responsibility of the homeowner to replace yard lights because his isn't working properly. Amy Stokes explained that it is the homeowner's responsibility to replace/repair yard lights.
- Halle Durnal – No Comment
- Alena Chacon – No Comment
- Kayla Hardesty – Kayla would like a “policeman” to patrol and enforce parking once again. She questioned how we could raise dues. Alex Blumenschein explained that a special meeting was held last week and everyone had a chance to speak. The dues increase was voted on at that meeting and approved. Kayla said she was out of town and she thinks River Rock needs a quorum of votes. It was explained that in River Rock By-Laws we do not need a quorum to approve a dues increase of 10% per year.

Alex Blumenschein moved to adjourn the meeting at 7:19pm. Amy Stokes seconded it. The meeting was unanimously adjourned at 7:19pm.