

**RIVERLAND LOT OWNERS ASSOCIATION
SPECIAL EMERGENCY MEETING OF THE BOARD OF DIRECTORS
MARCH 31, 2021
VIA ZOOM**

Present via Zoom: Chris Hensley
Steve Curtiss
John Nichols
Rask Dietrich
Chet Boyce, Toad Property Management
Rob Harper, Toad Property Management
Ian Ryder, Toad Property Management
Ronnie Benson, CB South Metro District

Chet called the meeting to order at 6:33 pm and confirmed a quorum.

John made a motion to approve the minutes of the March 9, 2021 meeting. Steve seconded the motion and it was unanimously approved.

Ian Ryder explained there had been a small leak from the backflow preventer in the south pump house and Western Slope had spent a couple of hours attempting to solve the backflow preventer problem. The following day Toad received a call at approximately 8:30 am to say there was no water at Riverland. Pressure pumps were restarted and water was restored to Riverland and Toad continued to monitor the pumps during the day. By the end of the day both the south and north tanks had filled. However, at 5 am the next morning there was once again no water and the south pump house tank was empty, the alarm was going off and the pump was not working. Ronnie Benson had worked with Ian as well as an electrical check and a plumbing check being conducted. The pump would start but cut off after a couple of minutes. Williams Well from Gunnison made an inspection and confirmed the well was running dry. Williams recommended shutting off pumps and waiting for the water table to build back up and that was attempted but the pressure pumps would not run for more than a couple of minutes.

Rob confirmed Ronnie Benson had spoken with Danny D'Aquila and Rob had spoken to Bill Lacy about turning on the irrigation ditches but Bill thought the ditches were still frozen. Rob said Lacy Construction would inspect the ditches to see if the irrigation could be turned on weeks earlier than they usually were. Warmer weather in the next week might help to thaw the ditches as turning on the irrigation ditches had worked in the past.

Rask said he could flush/clean out his water tank and provide clean, potable water after the water quality had been tested. Concern was expressed about the time it would take to prepare equipment for 2,000 gallons, meet the State regulations and collect the water from CB South. Rask confirmed he would be able to transport 2,000 gallons per hour which would provide emergency water but would not supply Riverland with the usual amount of water. Trucking the water would be \$160 per truck load and there would be additional cost to clean the tank and purchase a new water hose.

Ronnie Benson joined the meeting and confirmed CB South Metro District would be able to sell water and had the capability to fill the tank quickly. Rask confirmed his one year old truck had only transported river water, not waste water and the cleaning would take 4 hours with two people. New

hoses would be purchased and a strong bleach solution would be run through the tank. A water sample would then be taken to Gunnison to have the water quality tested. The cost would be approximately \$3,000 for the initial set up and first day of water and then each day after would be approximately \$2,000.

Water storage, drilling a new well and using fire suppression water for 24 hours were all discussed and it was generally agreed a short term solution was needed. Everything was currently turned off so there was no water available to Riverland units from the pressurized water tanks in the south and north pump house to allow water to build up in the tanks from the water table.

Rask reached out to Norman Whitehead to find out if there was a probe in the well to display how much water was available.

After a long discussion Chet agreed to email all owners advising owners the water table was low and water pumps were not operating. The tanks would be filling overnight and hopefully it would be possible to turn water on for units for some period of time the next day. By midday on April 1st a decision would be made on trucking water and all other options and solutions, long term and short term, would be discussed. Notes would also be distributed to all units so tenants were aware of the water issues.

Rask said Norman Whitehead would be at Riverland the following day to review the situation and Norman would be asked to install the probe. Norman had confirmed there was fire suppression water in the tanks. Ian would check the tanks at 6:00 am and Chet would update the Board. Rask, Ronnie and Ian would meet Norman to discuss solutions.

At 7:45 pm John made a motion to adjourn the meeting. Rask seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management