

**RIVERLAND LOT OWNERS ASSOCIATION
SPECIAL EMERGENCY MEETING OF THE BOARD OF DIRECTORS
APRIL 1, 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
Aaron Huckstep (Huck), Association Legal Counsel

Chet called the meeting to order and confirmed a quorum.

John updated Huck and said the well was dry with 17,000 gallons of fire suppression water in the tanks and Bill Lacy was hesitant to open irrigation ditches so early in the year. Short term and long term solutions needed to be considered.

Steve said the pump had been turned off overnight. Ronnie, Rask and Ian had met with Norman Whitehead. Ian confirmed the pump had been turned on at 6 am and the pump shut off after 3 minutes. No water had been turned on to the units, with pressure pumps off, but some units did have water and Ian agreed to follow up and find out if all units had water.

It was generally agreed the 17,000 gallons of fire suppression water should not be used without authorization from the Fire Department. Huck agreed to search for the original fire suppression agreement with the Fire Department and the County. Rob and Huck agreed to reach out to Marlene Crosby at Gunnison County Road & Bridge to find out if they had a potable water truck and also reach out to Rick Ems at the Fire Department.

Rask said Norman Whitehead would install the probe in the well and there were a few other issues in the pump room he would also work on. Rob said Bill Lacy also had a water truck which could be cleaned and used to truck potable water to Riverland at \$150 per hour.

Owners had been notified of the water issues and asked to alert their tenants. Rob agreed to reach out to the American Family Insurance Agent to find out if the cost of trucking water would be covered under the existing policy.

Rask said Ronnie Benson and Norman Whitehead thought leaks in the water lines might be an issue and the water meter monitoring would be studied to determine water usage.

Another meeting would be scheduled if necessary after Rob, Huck and Ian had more information.

Chet agreed to send another email to owners telling them water was on but would probably go off again and owners and tenants should continue to limit water usage.

The meeting adjourned.

Rob Harper, Toad Property Management

DRAFT