RIVERLAND LOT OWNERS ASSOCIATION
SPECIAL EMERGENCY MEETING OF THE BOARD OF DIRECTORS
APRIL 2, 2021
VIA ZOOM

Present via Zoom: Steve Curtiss
John Nichols
Rask Dietrich
Chris Hensley
Chet Boyce, Toad Property Management
Rob Harper, Toad Property Management
Ian Ryder, Toad Property Management
Aaron Huckstep (Huck), Association Legal Counsel
Ronnie Benson, CB South Metro District

Chet called the meeting to order and confirmed a quorum.

Rask said 16,000 gallons of water had gone into the south tank between 6 am on April 1st and 8 am on April 2nd bringing the water up to the float level and water was not being added to that tank as it was at capacity.   According to meter readings for the past few months the average water usage was 6,000 gallons per month.

John made a motion to go into Executive Session to discuss water matters with legal counsel. Rask seconded the motion and it was unanimously approved.

John made a motion to leave Executive Session. Steve seconded the motion and it was unanimously approved.

Rask agreed to call Norman Whitehead to confirm how much water could be stored in the south tank and if water could be above the current float level set at 25,000 gallons. Rask would also ask when the probe could be installed in the tank.

Ian would immediately turn on the water and set up signs telling owners and tenants to conserve water. An email would be sent to owners advising them it might be necessary to run water in the units until the water ran clear.

Ronnie Benson said he would pull water samples immediately and adjust chemicals if necessary.

It was agreed to meet again on Monday and Toad would have information available regarding water levels in both the south and north tanks. Rask confirmed his water tank would be available for use if it was necessary to truck water from CB South Metro District during April. Rask was instructed to purchase new water hoses and chemicals to keep until Riverland needed him to truck water. Long term water solutions would be discussed at future meetings.

The meeting adjourned.

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Rob Harper, Toad Property Management