

RIVERLAND LOT OWNERS ASSOCIATION
SPECIAL EMERGENCY MEETING OF THE BOARD OF DIRECTORS
APRIL 5, 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
Ronnie Benson, CB South Metro District
Rick Ems, Crested Butte Fire Protection District
Norman Whitehead
Some Owners

Chet called the meeting to order at 1 pm and confirmed a quorum.

Ian Ryder said water had been turned back on Friday morning and as water in the tank was going down quickly it had been necessary to turn the water off on Friday evening to allow the well to once again fill the tank. Water had been turned on for three hours and off for three hours to give the tanks time to fill. On Saturday meter readings had been taken and a significant leak, 13,000 gallons in 9 hours, was located at a business. Once that water was turned off water usage was significantly reduced and the south tank was now filling. Ian explained the north tank could supply sufficient water to Riverland while the south tank pumps were off and the tank was filling. Ian said he did not think it would be necessary to turn the water off again as water usage had reduced now that the leak was eliminated and daily water usage in Riverland was 5,500 gallons. Ian confirmed he would continue to monitor the weekday water usage.

Norman Whitehead explained wells were generally at a low water level at this time of the year. The well over the weekend was running at approximately 420 gallons per hour. Norman said he had been working over the weekend to review options for a transducer in the south well to show how many feet of water was in the well. The transducer currently stored in the pump house was too big to fit into the well cap without substantial modifications. Norman explained the smaller size transducer installation would probably be in the range of \$800 - \$1,000. Norman thought the existing larger size unused transducer could be sold. Norman explained the transducer would be a great benefit in the future and reduce impact on the pump. Norman said the temporary monitoring he had set up over the weekend would give 48 hours of information regarding the amount of water being produced by the well.

Norman explained the pump was oversized for the current conditions and it might be necessary to replace the pump in the near future with a variable speed pump. Norman said the ground was frozen due to low snow pack so the irrigation ditches could not supply water to the well.

Long and short term solutions were discussed. It was agreed to install a new transducer and improve the monitoring with a solar panel which should be delivered on Tuesday. Norman said work could be finished by the end of the week subject to an electrician being available. Norman said he

would contact Williams Well and determine the size of the pump and it might be possible to make adjustments to protect the life of the pump and also determine if there was a similar size back up pump stored in the upper pump house.

Norman confirmed the tanks had an overflow so there was no benefit filling the tanks above the float as water would be wasted. Ian agreed to check the level of the float and the level of the overflow.

Norman said he would install the new transducer as soon as possible and could set up temporary monitoring until an electrician could complete the electrical portion of the work. Rask agreed to measure the diameter of his submersible camera to see if that could be lowered into the well. Norman agreed to work with Ian on the operation and specifications of the pump. Norman suggested adjusting the testing of the backflow preventer to the Summer, when there was more water, instead of the Winter. Chet agreed to reach out to Gary Powers, an electrician, at EC Electric.

Norman explained the fire suppression reserves and the timing of the pumps in the north and south tank. Norman left the meeting.

Conserving water was necessary as Riverland was not the only local area experiencing low well water production. The identification of the large water leak at one of the lots would help but conserving water was still essential. Owners and their tenants should continue to listen for leaks and promptly address leaks, even small leaks. Steve said continuing with email updates was important and Chet said he would email an update to all owners, to share with their tenants, and Aaron Huckstep, legal counsel, would response to owner's concerns. Ronnie Benson confirmed additional chlorine had been added to the water as a precaution and testing had confirmed the water was safe to use.

Water in Riverland would remain turned on for 24 hours a day for the next 2 days unless the tanks ran dry. Another meeting would be held on 1 pm on Wednesday, April 7 to review monitoring data and discuss next steps.

The meeting adjourned at 2:07 pm.

Rob Harper, Toad Property Management