

**RIVERLAND LOT OWNERS ASSOCIATION  
SPECIAL EMERGENCY MEETING OF THE BOARD OF DIRECTORS  
APRIL 7, 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  
Aaron Huckstep (Huck), Association legal counsel  
Norman Whitehead

Chet called the meeting to order at 1:03 pm and confirmed a quorum.

Ian explained he had been monitoring the north and south tanks and everything was looking good at the moment. Ian said there was a discrepancy in the estimates of the quantity of water in the north and south tanks and the meter water usage figures and Ian would continue to follow up to confirm why those figures did not match. Ian confirmed 13,000 gallons had gone into the north tank over a 24 hour period.

Norman explained the well pump was over sized and if the pump was replaced it should be reduced to a smaller variable speed pump. Norman recommended a 2 hp pump with variable speed drive as that would save on electricity. Summer demand was higher and at least 25,000 gallons per day was probably required. Ronnie agreed to share the past year of water usage with Norman and Norman would calculate the correct well pump size for the future. Norman confirmed it would not be necessary to shut water off in Riverland to work on the well pump. The well cap should be replaced at the same time so a small camera could be put down the well as necessary in the future.

Huck said there would be a short paragraph in the CB News reporting Riverland had intermittent water supply for a few days due to the low water table and a significant leak in the system and the Board had been addressing the problem. Water for fire suppression had been available at all times. Chet said Gary from EC Electric had not returned calls. Norman said he could continue to work on the south tank and Chet agreed to reach out to CB Electric.

Ian confirmed the south tank pump was continuing to shut off but the south tank was able to produce sufficient water now that the significant leak had been located.

It was agreed the changes Norman was making with the transducer and monitoring and the water usage meters would all be a benefit in the future and allow the Association to respond promptly to low water levels due to leaks.

It was agreed the Board would have a work session to work through long term water supply solutions. Norman agreed to prepare an estimate for the work on the well and on the south tank.

Ronnie confirmed residuals were up and he had taken water samples again as a precaution.

Chet agreed to send an email update to owners and remind owners and tenants to continue to conserve water at this time and for owners/tenants to monitor water usage and locate curb stops.

At 1:32 pm the meeting adjourned.

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Rob Harper, Toad Property Management

DRAFT