

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 9, 2020  
VIA ZOOM**

Present via Zoom: Chris Hensley  
Steve Curtiss  
Rask Dietrich  
Kevin Freeman  
Chet Boyce, Toad Property Management  
Rob Harper, Toad Property Management

Chet called the meeting to order at 5:35 pm and confirmed a quorum.

Steve made a motion to approve the minutes of the November 3, 2020 meeting. Rask seconded the motion and it was unanimously approved.

Chet said water meter readings had been collected for the month of November. Chet said a couple of meter readings required additional research. Chet and Rob agreed to continue to research lots which did not yet have functioning water meters and send letters to owners not in compliance. Owners would be given until January 1<sup>st</sup> to be in compliance or fines of \$100 would commence. Kevin explained water to the RV park was disconnected for the winter and when water was reconnected for the Summer he would install the meter. Kevin said he would send a letter to the Board explaining the need to disconnect the meter each winter and the meter would be stored on the property when not in use.

Kevin explained the taco truck would like to be located on Earle O'Hagan's lot, Unit 35, and it was generally agreed that location would be good with adequate parking and power. Kevin said the lease would initially be for a 3 week test period. On-street parking might become an issue and needed to be addressed by the taco truck. Liliana, owner of the taco truck, agreed to notify her customers. Rob and Chet agreed to follow up with the County so Liliana could obtain the permit.

Chris said he had prepared a spreadsheet showing square footage for each address and how increased dues payments could be calculated for square footage in excess of 5,000 sq. ft. Concern was expressed about the accuracy of the Assessor's square footage for some lots. It was generally agreed 10 cents per square foot for anything above 5,000 sq. ft. was a good place to start and legal counsel would be invited to a meeting to discuss how to implement. Water meter readings would be updated and it was agreed legal counsel would be asked to discuss water metering at the next meeting and also asked to draft a letter to owners. The freezing service lines to some lots would need to be discussed as those owners were currently running water through the winter and infrastructure improvements to that service line would reduce water usage and stress on the pumps. Rob agreed to invite legal counsel to the next meeting.

Kevin said the Architectural Review Board did not have any construction projects to approve at the present time so no meetings were taking place until there was something to discuss. Rob agreed to follow up with legal counsel for an update regarding Unit 18.

The next meeting was scheduled for Wednesday, March 10, 2021 at 5:30 pm.

At 6:30 pm Kevin made a motion to adjourn the meeting. The motion received a second and was unanimously approved.

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Rob Harper, Toad Property Management

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