

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 24, 2024
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: Chris Hensley
Steve Curtiss
John Nichols
John Barney
Brian Carney and Phil
Kat Loughan, Toad Property Management
Rob Harper, Toad Property Management
Brandon Cvilikas, Toad Property Management
Aaron Huckstep ("Huck"), legal counsel

Kat called the meeting to order at 5:00 p.m. and confirmed a quorum.

Steve confirmed he currently had to manually read his meter and report the reading to Toad. The meter had been installed 20 years earlier as part of securing additional water rights for Lots 2 and 3 from the Upper Gunnison Water Conservancy District. Huck confirmed Steve, for Lots 2 and 3, did not pay for water in return for securing the additional water rights except in cases where water usage exceeded the threshold which had previously been set. After a long discussion Huck clarified he would amend the agreement with Steve at Lots 2 and 3 to include the following points:

1. Existing meter would remain in place
2. If a park wide conversion was mandated by the Board the cost of meter replacement for Lots 2 and 3 would be an expense for Steve but the Board could vote to waive that cost
3. If Lots 2 and 3 were sold the Board would have the option to request the replacement of the water meter
4. The Board would reserve the right to compel the installation of a new water meter if there was good cause (malfunction of the meter, incorrect readings, etc)
5. The Board would have the right to request meter readings or a review of the meter in the event of a leak or any other concerning event

Steve said he would email the Board with a figure, in his opinion, for water usage amounts in excess of current thresholds for Lots 2 and 3. The Board would review and discuss.

Huck said he would revise the document and circulate to the Board. Huck left the meeting.

Phil said they had managed to receive 39 of 40 meter readings. Phil explained the meter readings were essential in identifying a leak. Phil said they would continue to review the operation of the meters and determine the long term plans. Phil said more time would allow them to refine the reporting system for the meters. Phil explained, in his experience, meters had an approximate life of 10 years. Quotes for new updated meters could be obtained but generally the current meters were good and operational. Brian said he felt the current system was adequate.

Phil and Brian agreed to review water usage over time and then advise the Board on the water usage thresholds so changes could be made in the future.

Phil and Brian left the meeting.

Steve made a motion to approve the minutes of the October 30, 2023 meeting. John Barney seconded the motion and it was unanimously approved.

Kat said the detailed year end financials would be available within a few days and circulated to the Board.

Kat confirmed Rask had cleared culverts.

Concern was expressed about snow removal. Lacy Construction had been experiencing issues with their current crew and Lacy Construction were working on improvements to correct the snow removal.

It was generally agreed parking was not currently an issue.

Chris requested meeting information, especially financials, be delivered in a timely manner prior to any meeting.

At 6:20 p.m. Steve made a motion to adjourn the meeting. Chris seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management