

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 2024
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: Chris Hensley
Steve Curtiss
John Nichols
John Barney
Rask Dietrich
Rob Dickinson
Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management
Aaron Huckstep ("Huck"), legal counsel

Kat called the meeting to order at 5:36 p.m. and confirmed a quorum.

Steve made a motion to approve the minutes of the January 24, 2024 meeting. John Barney seconded the motion and it was unanimously approved.

Kat introduced Brandon and explained Brandon would be participating in meetings and emails so that two people at Toad were up to date and aware of what was happening within the Association.

Kat said she had not received information from Brian Carney for water usage but expected to receive something in the next few days.

Steve confirmed Rocky Mountain Trees had been paying dues for two lots but had not paid water fees as he had secured additional (20 units) water augmentation rights which had been a benefit to the Association. Steve said the augmentation plan for Riverland of 58 units included the 20 units he had purchased. The 58 units from the Upper Gunnison Water Conservancy District would allow Riverland to water outside as well as having domestic water during a time of water calls. To move forward Steve suggested Riverland purchase the 20 units from him and he would start paying water fees for his two lots. Without the 20 units Riverland would not be in compliance for water usage during a water call.

Steve explained the 2003 cost of the 20 units of augmentation water had been \$30,000 but to purchase the same amount of augmentation water would now cost \$70,000. Steve said his figure of \$52,000 was the original purchase price and the annual cost of maintaining the availability of the 20 units of augmentation water.

Huck explained the Board could go into Executive Session to discuss terms for the potential purchase of the augmentation water. Huck said he could reach out to a Water Attorney to review the documentation and give some guidance to the Board on the amount of water required and the cost involved. Huck anticipated the Water Attorney would cost approximately \$2,500 to review and provide an opinion.

After a long discussion Rask made a motion to reach out to Norman Whitehead to have the water needs of Riverland calculated so the Board could determine the need and value of the augmentation water.

John Nichols seconded the motion and it was unanimously agreed. Another meeting would be set up the second week of March, subject to availability of the Board members.

Kat confirmed water usage figures were available through December 31, 2023 and figures for January would be available within a few days.

At 6:45 p.m. Rask made a motion to adjourn the meeting. John Nichols seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management