

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 14, 2022
VIA ZOOM**

Present: John Nichols
Chris Hensley
Steve Curtiss
Kevin Freeman
Kat Loughan, Toad Property Management

Kat called the meeting to order at 4:06 p.m. and confirmed a quorum.

Kevin suggested obtaining legal advice regarding the Crested Butte Fire Protection District (CBFPD) tax bill. John explained the CBFPD did cover Riverland and surrounding area and were located in the Town of Crested Butte. Kevin said he had received a couple of calls from CBFPD, one regarding fire protection water and the other regarding the Montanya Distillery. John explained the Association had spent a lot of money in the past and the State had accepted levels of fire protection water at 550 gallons but the CBFPD had not been happy and CBFPD recently collected a reading of 580 gallons instead of the 600 gallons previously requested by CBFPD. John said the County would have a record of the prior discussions as a 550 gallon flow rate had been accepted by the State. Kevin expressed concern about paying the CBFPD taxes and the response time by CBFPD was so slow. John agreed to contact the County for documentation of earlier discussions and the Board would discuss at the next meeting.

Kevin said he had spoken with Lacy Construction about snow removal but the drivers continued to pile the snow in the wrong location. Kat agreed to reach out to Aaron at Lacy Construction to correct for the rest of the Winter.

John said there was a discussion about rebuilding a Silo, making it one foot taller than the original approval. Relocating the silo would result in the silo being 5 feet higher than the current one. John said dust would be reduced by the new silo. It was generally agreed approval for the silo needed to be obtained prior to installation but the Board was not opposed to the general concept.

Kevin said parking on the street had been a problem. One vehicle had been towed and “no parking” stickers had been put on multiple vehicles. John said John Councilman would provide a rough estimate of the cost to pave the intersection at the North Entrance. It was generally agreed on street parking had improved during the past month and towing companies had been instructed to tow vehicles parked on the road and Toad would continue to put stickers on vehicles.

Prior to the meeting Kat had distributed a financial report for the 4th Quarter.

At 4:29 pm Kevin made a motion to adjourn the meeting. John seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management