

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 17, 2021
VIA ZOOM**

Present via Zoom: Steve Curtiss
Rask Dietrich
Chet Boyce, Toad Property Management
Rob Harper, Toad Property Management
Ian Ryder, Toad Property Management
Kendall Bergemeister
Norman Whitehead
John Murphy

Chet called the meeting to order at 5:37 pm and said with just two Board members there was not a quorum.

Rob said a long term solution to provide more water or an option to obtain water from another source was necessary to prepare for the future. Kendall explained the existing decree only covered the one well and to bring another well on line, such as the well on John Murphy's lot, it would be necessary to make some legal changes and amending the existing decree in water court. Kendall said the existing decree granted 21.96 acre feet per year and it was agreed the problem was availability of the water at certain times rather than exceeding physical supply. John Murphy said the well on his lot was a test well and it would be necessary to conduct testing to determine if it was a viable solution. Kendall cautioned it would be an involved process to bring on a second well and engineering work would be necessary. Chet explained water usage in 2020 was under the 21.96 acre feet of water and Kendall said the decree could be amended to bring on line another well to provide a second source of water but not increase the 21.96 acre feet. Kendall cautioned water court could take 9 months to approve an amendment to the existing decree. Kendall explained another option would be a substitute water supply plan to bring on line a second well. The process would be quicker but temporary as it would be necessary to renew each year until the decree was amended in water court. It was generally agreed ground water during the Summer would not be a problem but a solution needed to be in place before the Fall and next Spring.

Norman said the upper tank was almost ready to start up again and he was managing the lower tank and managing to keep up with water usage as residents were conserving water. Norman explained 15 gallons per minute was currently being used and that was very close to the production level so the lower tank was slow to fill.

Kendall said the temporary substitute water supply plan might take 1 to 2 months and would be quicker if emergency approval was granted. Norman stressed the need to perform tests on potential well sites now to determine the long term draw down as well as water availability. Norman said well drillers were extremely busy at the present time and might not be available for several weeks to drill a test well.

Chet agreed to reach out to Williams in Gunnison to get on the schedule to drill a test well, a 6 inch, 150 foot well.

Norman said he had made some small adjustments to the tanks but when Toad worked on anything in the pump house Ronnie, as the water manager, should be consulted and involved in the work. Norman said a potential leak near the north pump house would be investigated further once water could be added to the upper tank. Norman said most people were conserving water.

Rob said water meter scans would continue on a daily basis but problems and adjustments in the pump house would be directed to Norman or Ronnie.

Kendall agreed to reach out to the Division Engineer to review the possibility of a temporary substitute water supply plan for a second well.

Norman agreed to take his testing equipment to John Murphy's well and report back to the Board. Norman said he was also reviewing a well location near the upper pump house.

John Murphy stressed the need for the Board to improve enforcement of property approvals and water usage and Steve said the Board would review the matter at a future meeting.

The meeting adjourned at 6:30 pm.

Rob Harper, Toad Property Management