

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 4, 2021
VIA ZOOM**

Present via Zoom: Steve Curtiss
John Nichols
Rask Dietrich
Chris Hensley
Chet Boyce, Toad Property Management
Rob Harper, Toad Property Management
Ian Ryder, Toad Property Management
Ronnie Benson, CB South Metro District
Norman Whitehead

Chet called the meeting to order at 5:37 pm and confirmed a quorum.

Rask made a motion to approve the minutes of the meetings held on March 31, April 1, 2, 5 and 7, 2021. Chris seconded the motion and it was unanimously approved.

Ian explained a water outage had been reported on Saturday morning. The south tank was empty and water pressure had been lost. Since Saturday it had been necessary to switch water usage between the south and north tanks to maintain water pressure in the area. Water usage was not exceeding water production and there might be a leak which was not showing up in meter readings. Ian said he had contacted two water leak detection companies and Rob said Bill Lacy had been preparing the irrigation ditches and expected to have the ditches operating in the next few days. A possible water leak between the north and south tanks was discussed.

Norman Whitehead said the water table was already higher and might help to keep both tanks filled. The opening of the irrigation ditches would also keep the tanks filled. For leak detection Norman recommended turning off the isolation valve at each hydrant one at a time until the area of the leak was detected. The test needed to be performed overnight at a time of low water usage. Norman suggested starting near the lower pump house as that had been a problem area in the past. Once a leak between two fire hydrants had been located it would be possible to research further and detect a leak either in a main line or a service line. Norman said he had a metal detector and would be able to assist locating the isolation valves and John Councilman had installed the valves and would be able to provide additional information.

Norman confirmed receipt of the transducer and said that would be installed soon. Joe Knox had provided a probe and assisted in an investigation of the water table and information from the probe would assist in the correct placement of the transducer. The possibility of drilling a second well would need to be investigated by a water attorney and Norman cautioned against a storage tank option which would only supply water for one or two days.

Chet said meter readings had been taken on a daily basis and there were still a few meter readings which could not be assigned to a specific owner and a couple of meters off-line. Chet agreed to circulate the meter reading information to the Board.

Chet and Ian agreed to work with Norman Whitehead and John Councilman to locate the isolation valves and possible leaks. Once the isolation valves were located a map needed to be prepared and kept in the pump house. Ian and Chet said testing and monitoring would continue and the findings reported to the Board.

Chet said he was continuing to research water rights and filings with the State. If the Association did not currently have a water attorney Chet agreed to reach out to Kendall Burgemeister at Law of the Rockies.

At 6:35 pm the meeting adjourned.

Rob Harper, Toad Property Management

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