

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

Present via Zoom: Steve Curtiss
John Nichols
Chris Hensley
Chet Boyce, Toad Property Management
Scottie Moss

Chet called the meeting to order at 5:36 pm and confirmed a quorum.

John made a motion to approve the minutes of the May 4, 2021 and May 17, 2021 meetings. Chris seconded the motion and it was unanimously approved.

Chet said there had not been any water issues since the last meeting. Chet said he had not received a report from Norm Whitehead on the John Murphy well and the water rights attorney, Kendall Burgemeister, was waiting for that report to proceed. Chet said Rask had been asked to follow up with Norm Whitehead. Williams Engineering did not recommend drilling a new well during the summer months. Williams had not provided an estimate for drilling a new well.

Chet said a replacement water meter had been installed at the Eleven Group Shop and meter readings were now available. Unit owners had paid for their initial meters and installation and the Eleven Group meter had not been operational since it was installed five years earlier. After discussion Chris made a motion that owners were responsible for the cost of installing an operational water meter. John seconded the motion and it was unanimously approved. John made a motion for owners to be given 60 days to replace a non-functioning water meter. The Board would consider hardship cases, such as weather, on a case by case basis and owners would be charged water usage at the highest monthly rate after the 60 days and until a meter was operational. Chris seconded the motion and it was unanimously approved.

Chet said the annual meeting would be on September 8, 2021 at 5:30 pm and Chet said he would schedule a Board meeting for review of a draft 2022 Budget. It was suggested the annual meeting be in-person and Chet agreed to research options.

Chet said a call had been received at the office about a "private river access" sign which was in very poor condition. Chet agreed to draft signage and circulate to the Board for review.

Chet said concern had been expressed about ground squirrels or other small rodents causing damage. Several options were discussed and Chet agreed to research other options and reach out to Davidson Wildlife.

Chet agreed to follow up with Lacy Construction to find out when Mag Chloride would be applied.

It was agreed a Budget Meeting would be held on Wednesday, June 30, 2021 at 5:30 pm via Zoom.

Water charges were discussed and it was suggested water meters be read on a monthly basis and invoiced quarterly. Chet agreed to add additional information to the spreadsheet and circulate it to the Board for review. Well drilling costs were briefly discussed and how to fund that project. Further discussion on water usage and costs would need to be discussed at a work session.

Chris made a motion to adjourn the meeting at 6:20 pm. Steve seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management

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