

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 30, 2021
VIA ZOOM**

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

Chet called the meeting to order at 5:38 pm and confirmed a quorum.

Chris made a motion to approve the minutes of the June 17, 2021 meeting. Kevin seconded the motion and it was unanimously approved.

Chet said a draft 2022 Budget had been circulated to the Board prior to the meeting. Chet confirmed there was currently \$54,600 in the checking account. It was generally agreed there needed to be a significant reserve to address future capital expenses, especially water matters including storage and well drilling. Chet said there was \$18,245 outstanding on the loan from John Nichols. Invoices had not been received for some of the water expenses and that would reduce the funds in the checking account.

It was generally agreed dues would remain at the same level and the management fee would go up by approximately \$125 per month. Chet explained Toad Property Management had insurance and Toad did not charge the insurance cost to the Association as the prior manager had. The 2022 Budget reflected those insurance savings for the Association. The future building fees or water fees were not known and it was agreed this would be discussed at the annual meeting on September 8, 2021.

Kevin made a motion to approve the 2022 Budget as presented. Steve seconded the motion and it was unanimously approved.

Chet said he would update the spreadsheet with the June water usage figures and circulate the spreadsheet to the Board.

Chet explained the Queen of All Saints Meeting Room was not available on September 8, 2021. Other locations were discussed for an in-person meeting. Chris and John agreed to follow up on a couple of possible locations.

It was agreed there would be a work session the third week of July (July 15th) to discuss building fees and water fees and probably more work sessions would be necessary.

John made a motion to adjourn the meeting at 6:07 pm. Kevin seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management