

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 8, 2025  
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: John Barney  
Steve Curtiss  
Rask Dietrich  
Chris Hensley  
John Murphy  
Brian Carney  
Rob Harper, Toad Property Management  
Jesse Drees, Toad Property Management  
Aaron Huckstep ("Huck"), Legal Counsel

Rob called the meeting to order at 5:35 p.m. and said there was a quorum.

Steve made a motion to approve the minutes of the April 8, 2025 meeting. Chris seconded the motion and it was unanimously approved.

Huck confirmed an agreement with a neighboring property owner had been signed and all fees had been paid. At the present time no date had been set for the water line installation. Huck agreed to request that John Barney be notified at least 48 hours prior to the work commencing.

Huck left the meeting.

Rob said he did not have any water updates from Brian Carney.

Rask said he did not have an update from Norm Whitehead but Rask thought the water infrastructure work had been completed. No bill had been received for the work.

Rask said some road maintenance had been completed in the Spring and road conditions appeared to be good. One additional grading would be performed later in the Summer.

John Murphy stressed the need to investigate the main line freezing which occurred near his house and leaving water running was not an acceptable situation. Rask explained he could dig at the end of the line, chase it back to 6 feet, insulate the frost hoop and add 4 inches of blue board. Rask said it was the most inexpensive fix and he was confident it would work. John Murphy asked if there was a benefit to adding a blow out at the end of the line. Rask said that would significantly increase the cost. Brian said he had tested those lines and there had never been an issue with chlorine residual and Rask said it would not be necessary. Rask explained the exact location of the line would be recorded for future reference. Rask agreed to provide an estimate for the work. Steve made a motion for Dietrich Dirtworks to schedule the work on the end of the water line near John Murphy and John Barney's lots. Rask said he would be able to identify Toad when the work was going to happen. Chris seconded the motion and it was unanimously approved.

Steve said no Magnesium Chloride had been added to the roads. Rask explained GMCO, the Magnesium Chloride provider, had changed ownership and there had been delays throughout the valley to deliver

the Magnesium Chloride. Rask said the Spring grading had helped to maintain the road surface and the Magnesium Chloride could be delayed for a year.

Rob confirmed some culverts had been cleared and the culverts would be monitored. Rask said the culvert by the Waste Management lot needed to be replaced and after discussion Rask agreed to schedule the work.

Brian said the well level had filled back up. Some issues had occurred with power but generally everything was operating well. Brian said he had spoken with Norm Whitehead about the pump house but had not met with him. Rask agreed to follow up with Norm Whitehead so the operation of the pump house upgrades could be explained to Brian.

Meter readings were generally going well. Brian said he was not yet able to receive alerts from the pump house and that would happen after meeting with Norm Whitehead. Rob said he had received a couple of complaints from owners regarding water usage readings and Rob would follow up with Brian.

Chris and Steve agreed to prepare a draft water usage schedule with potential costs and provide the information to the Board for review and discussion at the next meeting.

Brian left the meeting.

Rob said Brad Wigginton had performed some weed mitigation work throughout Riverland. Toad would be able to treat Thistle and Daisies with Milestone. Toad Flax needed to be treated by Brad Wigginton.

Rob explained American Family had stopped insuring the HOA market. After some research State Farm had provided coverage at a similar price to the American Family policy.

Rob confirmed the annual meeting was scheduled for September 10, 2025 starting at 5:30 p.m. at the Church meeting room as the Center for the Arts was not available on that date. Pizza and beer would be available. The board meeting for the Budget was scheduled for August 12, 2025 at 5:30 p.m. Steve and John Nichols had terms expiring at the annual meeting. Chris requested Rob Dickinson be added to the Board distribution list as he had expressed interest in joining the Board.

At 6:25 p.m. Steve made a motion to adjourn the meeting. Chris seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management