

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 12, 2025
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: John Barney
 Steve Curtiss
 Chris Hensley
 John Nichols
 Brian Carney
 Rob Harper, Toad Property Management
 Jesse Drees, Toad Property Management

Rob called the meeting to order at 5:36 p.m. and said there was a quorum.

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

Rob explained the purpose of the meeting was to discuss the 2026 Budget and updates regarding the pump house.

Brian said an issue occurred in the lower pump house and resulted in damage to the motor. No alarms would have been triggered by that event even if the pump house improvements had been completed. A spare pump had been installed, the old pump had been taken to Grand Junction to be reworked and a new pump to keep as a spare would need to be purchased. Brian said he had been told the new electronic equipment was ready and needed to be installed but Norm Whitehead had not provided an update for when the equipment would be installed. John Nichols said he would follow up with Rask and Norm for an update of when the pump house improvements would be completed. Brian confirmed a redesign would be necessary to change to a submersible pump. It was generally agreed an alarm system needed to be installed to avoid a pump burning out again and residents not having water.

Water usage rates had been discussed prior to the meeting. Chris said the current billing charged extra if more than 15,000 gallons of water had been used for that month. Reducing that threshold to 10,000 gallons was suggested and there would be additional thresholds increasing the cost of water for higher water usage. After discussion John Nichols made a motion to set the first threshold at 10,000 gallons, \$1 increments for 10,000 to 20,000, 20,000 to 30,000, 30,000 to 50,000 and 50,000 to 100,000 gallons. Steve seconded the motion and it was unanimously approved. Effective January 1, 2026. Rob said he would get together with Aaron Huckstep as it would be necessary to have a document similar to the 2022 Resolution which would be sent to all owners.

John Nichols said he would talk to Rask about the culvert by Waste Management as it might be beneficial to concrete that area to reduce future damage.

Dues for 2026 would remain the same. Income and expenses were discussed. The Association had approximately \$170,000 in the bank accounts.

John agreed to obtain bids for paving the north entrance for discussion at a future meeting.

John Nichols made a motion to approve the 2026 Budget as discussed. Chris seconded the motion and it was unanimously approved. Rob said the 2026 Budget would be included in the annual meeting documents and mailed to all owners. The annual meeting was scheduled for September 10, 2025 at Queen of all Saints Meeting Room. Beer and Pizza would be available at the meeting.

Rob said he would email owners asking for volunteers to join the Board.

At 6:30 p.m. the meeting adjourned.

Rob Harper, Toad Property Management