

**RIVERLAND LOT OWNERS ASSOCIATION
ANNUAL MEETING OF OWNERS
AUGUST 19, 2020
80 BUCKLEY DRIVE, UNIT 2E
CRESTED BUTTE**

Present: Units 2 & 3 Steve Curtis / Rocky Mountain Trees
 Unit 5 Riverland Center LLC
 Unit 19 Rask Dietrich / Whetstone Partnership LLC
 Unit 22 Scott Moss
 Units 24 & 25 Kevin Freeman / Freeman Properties
 Unit 28 John Murphy
 Unit 29 John Barney / Barney Family LLC
 Unit 33 Colleen Hegeman
 Unit 36 Paul & Kate Barney / 17 Beckwith LLC
 Rob Harper, Toad Property Management
 Scott Kelley, Toad Property Management

Proxy to Kevin Freeman:

 Unit 7 Bob Huckins / Greg Wiggins
 Units 10 & 11 CB Self Storage LLC / Greg Wiggins
 Unit 27 Phillip Coombs / Slate Riverside HOA
 Unit 32 Ron Chlipala / Timberline Joint Venture
 Unit 35 Earle O'Hagan / Unique Development Group LLC

Proxy to Steve Curtis:

 Unit 14 Bill Frame / Gears Inc.
 Unit 16 Slate River Holdings LLC
 Units 20 & 21 Scott Hargrove / Riverland Professional Center Condo and
 RPC II Condominiums Association Inc.

Proxy to John Nixon:

 Unit 18 Jean Keet / King of the Mountain Earthworks

Scott Kelley called the meeting to order at 5:30 pm and confirmed there was a quorum. Notice of the meeting had been mailed on July 23, 2020.

Kevin Freeman made a motion to approve the special meeting minutes of October 2, 2019. Steve Curtis seconded the motion and it was unanimously approved.

Kevin Freeman said he had sprayed weeds in Riverland for the past 10 years and he was noticing noxious weeds, especially thistle, coming up on some of the lots. Rob Harper agreed to send an email out to owners reminding them of the need to spray noxious weeds or to hire somebody to do it. Kevin explained in the past the Association had sprayed noxious weeds on individual lots if an owner failed to do so and the owner was charged for that expense. Spot spraying of noxious weeds was also required in some of the common areas and road rights of way.

Scott Kelley explained Toad Property Management had recently taken over the management of the Association and encouraged owners to contact Toad if they had any questions or concerns. Scott said repair work had been performed at the pump house and the irrigation system was running and the system would be blown out in the Fall.

Rob Harper explained Ronnie Benson of CB South Metro District had taken over the maintenance/monitoring of the water system and a reporting deadline had been missed. Rob explained water quality was not impacted and Ronnie had apologized that the deadline was missed.

Scott Kelley explained financial information for the Association had been entered into the accounting software used by Toad and expenses were running close to Budget. A 2021 Budget, approved by the Board, had been prepared and expenses were very similar to prior years. Scott explained the Association paid \$20,000 towards the loan from John Nichols. Now there was approximately \$500 remaining in a Money Market account, so Toad would close that account to avoid any bank charges. Scott said road maintenance had been completed by Lacy Construction and came in slightly under Budget.

Colleen Hegeman suggested a Capital Plan be prepared and future Budgets adjusted to include the building of reserve funds to meet the needs of the Capital Plan. Two major expenses had depleted the Association reserves and the Board agreed to continue to discuss a Capital Plan.

Steve Curtis made a motion to approve the 2021 Budget as submitted. Rask Dietrich seconded the motion and it was approved by a majority.

Scott Kelley said Kevin Freeman was willing to continue on the Board for an additional term and as there were no additional names put forward Kevin was unanimously appointed to the Board for a 3-year term.

Rob Harper agreed to contact John Scott to obtain an estimate for noxious weed spraying throughout Riverland. Rob also agreed to check the Covenants for the Association's ability to have the work performed on lot owner's properties without their permission. There was general agreement that the POA would like to move forward with John Scott providing weed mitigation service to the Association with the idea that individual owners may be invoiced for reimbursement.

Scott Kelley said the Association's legal counsel had sent a letter to CB Rental, Unit 18, regarding vehicles being parked on the road during the day and the parking violations had reduced.

Steve Curtis explained John Nichols had the water meter reader and the Board wanted to collect data on water usage and then prepare a fee structure which would charge the high usage owners more. John Nichols was not at the meeting and how much data had been collected was unknown but it was suggested a year of data would be needed prior to implementing the fee structure. Establishing the fee structure and amending the Covenants would require approval of at least 67% of all owners so there would be legal work prior to any changes being implemented. It was agreed that the board would try to get a fee structure recommendation in place in time for a vote at next year's annual meeting.

It was suggested future dues increase by 4% each year to keep up with increased expenses and there was a short discussion regarding increasing dues to build a reserve versus special assessments for

specific expenses. Concern was expressed about some of the underground main water pipes which were not buried very deep and pipes freezing was an ongoing concern. Digging and installing layers of blue board around the pipes and then backfilling and adding road base would be a way to insulate the existing pipes and less expense than replacing all the water lines. It was suggested the project should be the priority project once the Association had paid off the current debts.

It was agreed the August meter readings were essential and Kevin Freeman made a motion to hire Toad Property Management to take over the reading of the meters instead of waiting for John Nichols employees to do the work. Steve Curtis seconded the motion and it was unanimously approved.

A fee structure based on the square footage of buildings, using the County records, was still being considered by the Board. A discussion followed about building usage impacting the community more than the actual size of the building. The Board would continue to discuss and would try to get a fee structure recommendation in place in time for next year's annual meeting

The changes to the south entrance had resulted in one lot effectively being divided into two lots and CB Mobile Mix using the additional lot had agreed to pay dues for 2020. Concern was expressed that an agreement had also been made for 2019 and Toad agreed to research and invoice if that had been approved.

Rob Harper confirmed there was now a back-up pump at the Pump House.

Concern was expressed about the groundwork and topsoil at Unit 18, King of the Mountain, without a plan being submitted to the Association or the County and after discussion Kevin Freeman made a motion for the Association's legal counsel to send the owner a violation letter. Steve Curtis seconded the motion and it was unanimously approved.

It was agreed the next annual meeting would be the second Wednesday of September (September 8, 2021).

At 6:55 pm a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

Prepared by Rob Harper, Toad Property Management