

**RIVERLAND LOT OWNERS ASSOCIATION  
ARCHITECTURE REVIEW BOARD  
MONDAY, SEPTEMBER 20, 2021  
12:00 PM  
VIA ZOOM**

Participating via Zoom: Kevin Freeman  
Scott Hargrove  
Earle O'Hagan  
John Nichols  
Billy Laird  
John Murphy  
Rob Harper, Toad Property Management  
Chet Boyce, Toad Property Management

Chet called the meeting to order at 12:11 pm and confirmed there was a quorum.

Scott made a motion to approve the minutes of the June 30, 2021 Architecture Review Board meeting. Earle seconded the motion and it was unanimously approved.

John Nichols explained plans for a structure behind the Paint Center had been reviewed in the past and some revisions had been made and time extensions requested as needed. John explained as part of the process to upgrade the septic system the County required a letter from the Association approving the upgrade and the letter could state that no snow would be stored or parking permitted on the septic field. Scott made a motion to approve the septic system and location and provide an approval letter to the County also stating that snow would not be stored, parking would not be permitted in that area and a fence would mark that area. Kevin seconded the motion and it was unanimously approved.

John Nichols said the area would be cleaned up and suggested that be made part of the approval letter. Kevin made a motion to approve an extension of the building approval subject to the lot being cleaned up and trash removed. Scott seconded the motion and it was unanimously approved. Chet agreed to draft the septic upgrade approval letter for the County and a letter to authorize the extension of the building approval.

John Nichols left the meeting.

Rob Harper explained ownership changes had occurred at Slate River Condos and said additional parking spaces would be created. One unhealthy tree would need to be removed. Kevin expressed concern about the location of the existing leach field and tanks as parking would not be permitted on the leach field. Rob said he would confirm the location of the leach field with the previous owner and return to the Board with plans showing parking, the existing leach field and snow storage.

Billy Laird said new owners wanted to update the old Letterfab Building and Billy confirmed he would be the general contractor for the project. Billy said the two apartments, one 3 bed and one 2 bed apartment, would require an upgraded sprinkler system and water storage of 33,000 gallons. Billy explained a 15 foot 6 inch high structure, similar to a yurt, would be required for the water storage and the owners wanted to order that as soon as possible. Kevin expressed concern about the original

preparation of the land and the ability to support the weight of so much water. Micro piles were suggested for the foundation. Billy agreed to obtain engineered plans and a soils report. Chet questioned the water storage capacity of the proposed structure and Billy agreed to contact Western Slope regarding the specifications. Kevin said only one 1,500 sq. ft. residence per lot was permitted and only one apartment had been approved in the original plans. Billy confirmed the apartments would be for local housing. Billy said an architect had been working on plans to bring the building into compliance with County regulations. Kevin said more information was required before the Board could approve the water storage for the fire suppression. It was recommended Billy check the fire sprinkler system requirements for the building as the commercial space might not need to be part of the fire sprinkler system. Billy said he would get back to the Board after completing some additional research.

Billy left the meeting.

At 1:10 pm Kevin made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management