

**RIVERLAND LOT OWNERS ASSOCIATION
ANNUAL MEETING OF OWNERS
SEPTEMBER 8, 2021
398 RIVERLAND DRIVE, UNIT 2C
CRESTED BUTTE**

Present: Units 2 & 3 Steve Curtis / Rocky Mountain Trees
 Unit 4 & 9 John Nichols
 Unit 5 Riverland Center LLC
 Unit 7 Bob Huckins / Greg Wiggins
 Units 10 & 11 CB Self Storage LLC / Greg Wiggins
 Unit 13 JURO LLC
 Unit 19 Whetstone Partnership LLC
 Unit 22 Scott Squared, LLC
 Units 24 & 25 Kevin Freeman / Freeman Properties
 Unit 26 Bill Sweitzer
 Unit 28 John Murphy
 Unit 29 John Barney / Barney Family LLC
 Unit 33 Colleen Hegeman
 Unit 36 Paul & Kate Barney / 17 Beckwith LLC
 Chet Boyce, Toad Property Management
 Rob Harper, Toad Property Management

Proxy to Todd Parker:
 Unit 14 Bill Frame / Gears Inc.
 Unit 15 Parker Dirtworks

Proxy to Steve Curtis:
 Units 20 & 21 Scott Hargrove / Riverland Professional Center Condo and
 RPC II Condominiums Association Inc.
 Unit 16 Slate River Holdings LLC

Chet Boyce called the meeting to order at 5:35 pm and confirmed there was a quorum. Notice of the meeting had been mailed on August 4, 2021.

Steve Curtis made a motion to approve the annual meeting minutes of August 19, 2020. Kevin Freeman seconded the motion and it was unanimously approved.

Steve Curtis explained water level in a well had reached a critical level during the Spring and the pump could not suck sufficient water. Toad Property Management had worked hard to keep water supplied to Riverland. Steve said the Board had spent the Spring and Summer reviewing water augmentation options, potential locations for a new well and infrastructure upgrades. Steve explained a water line break had added to the low water level in the tanks but well production during the Spring, prior to irrigation ditches running, had been the main concern. Water meters were being read on a monthly basis and meters would make it easier to detect water leaks in the future although not possible to detect the leak immediately. The total of the meter readings could be compared to the master meter usage and if there was a discrepancy action could be taken to locate the area of the leak.

Concern was expressed that a water leak might go undetected for several days. John Nichols explained if a leak occurred during the summer the well would be producing 65 gallons per minute and able to keep the tank full. If the leak occurred in the Spring, when irrigation ditches were not operating, water could be as low as 2 gallons per minute and the tank would not fill and keep up with water demand. John Nichols confirmed Norm Whitehead had been working with the Association during the Spring and Norm would be making some improvements as soon as his workload permitted. Work would continue to find a long term solution to deal with the periods when the water table was low. Chet Boyce confirmed individual water meters were read once a month but somebody checked the master meter and the pump house at least once a week. Once Norm Whitehead was able to provide additional well information legal counsel for the Association would be able to proceed with action in the Water Court to obtain an emergency permit for an additional well. The Board would continue to work with local water experts to come up with a solution for water supply and locate potential areas for an additional well.

Steve Curtiss explained water meter readings had been collected monthly and the Board had sufficient data to establish a base line for water usage. Approximately 20% of the units within Riverland would pay water charges in addition to the base line charge. Steve explained the base line would be 15,000 gallons per month and that would be included in the regular dues payment. Units using in excess of the 15,000 gallons per month would receive an additional charge of \$7.50 per 1,000 gallons. If water leaks were identified the unit owner could be charged for the additional water used, especially if the leak was not dealt with promptly or leaks occurred frequently.

Toad Property Management would continue to read the water meters monthly and Toad would invoice for the additional water used quarterly. The 15,000 gallons per month would be per lot so multiple units on the lot would be a total of 15,000 gallons. Additional measures would be taken prior to winter to help locate leaks quickly. Chris Hensley explained the 15,000 gallon per month level had been set to just impact the high water users and most owners would not exceed the 15,000 gallons according to meter readings collected over several months. A majority of owners supported the sharing of the water usage spreadsheet and it was agreed to check with legal counsel prior to circulating to all owners. The Board would be voting on the water usage fee at their next Board meeting and legal counsel had confirmed the decision required Board approval and did not have to be a vote of the entire association.

John Nichols said the Board had been reviewing an increased fee structure for Association dues based on the size of the building. Buildings in excess of 5,000 sq. ft. would be charged 10 cents per sq. ft. for area exceeding 5,000 sq. ft. and the fee would be charged once a year. John explained the square footage would be based on the County property records. Larger buildings created a bigger impact on Riverland roads and infrastructure and the Board felt the adjustment to dues was the fair way of increasing income for the Association without penalizing the owners of the smaller units. John Murphy said he was opposed to the proposal and John Nichols asked him to submit his comments and recommendations to the Board for consideration. Initial calculations indicated the Association would receive an additional \$20,000 per year with the adjusted fee structure and the Board did not propose an increase in regular dues at this time.

Concern was expressed about trash blowing around the neighborhood from Waste Management and the Board agreed to follow up.

Chet Boyce said the Board had approved a 2022 Budget. The Budget did not include a dues increase. Chet explained the Reserve was used for unforeseen expenses or capital projects and if funds were not spent the funds were held in the Money Market account for future expenses. Chet explained the loan

was currently at approximately \$15,288 and the Assets approximately \$53,564. John Nichols made a motion to ratify the 2022 Budget as presented. Rask Dietrich seconded the motion and it was approved by a majority.

Chet Boyce said there had been three lot sales during the year. Chet explained noxious weeds had been sprayed but the frequent rain had made the weeds grow quickly and the rain had washed away or diluted the herbicide so it was less effective. Noxious weeds continued to be a problem throughout the valley.

Chet Boyce explained Rask Dietrich and Chris Hensley were willing to continue on the Board for additional three year terms. No additional names were put forward. John Nichols made a motion to appoint Rask Dietrich and Chris Hensley to the Board for three year terms. Kevin Freeman seconded the motion and it was unanimously approved.

The Board would continue to focus on water supply and once a resolution was in place roads and grading specific areas could be considered. Concern was expressed about the lots impacted by water lines freezing under the road and the need for those lots to keep a small amount of water running all the time during the winter. The Board said they would take that into consideration when reviewing water usage charges but no improvements would be made to the water line at the present time as the main focus had to be adequate and consistent water supply to all the Riverland lots during Spring of each year.

Toad said they would remind Lacy Construction not to push snow onto Lot 30 and burying the water shut off. As plow drivers changed it might be necessary to make additional calls during the winter.

Potential dates for the next annual meeting were proposed. The Board agreed to discuss and set a date for the 2022 annual meeting.

At 7:10 pm John Nichols made a motion to adjourn the meeting. Greg Wiggins seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management