

**RIVERLAND LOT OWNERS ASSOCIATION
ANNUAL MEETING OF OWNERS
SEPTEMBER 10, 2025
QUEEN OF ALL SAINTS MEETING ROOM
CRESTED BUTTE & VIA ZOOM**

Present:

Units 2 & 3	Steve Curtis / Rocky Mountain Trees
Unit 4 & 9	John Nichols
Unit 5	Riverland Center LLC
Unit 15	Todd Parker – Parker Dirtworks
Units 24 & 25	Kevin Freeman / Freeman Properties
Unit 28	John Murphy
Unit 29	John Barney
Unit 36	Paul Barney
Unit 20	Robert Pickering
Unit 13	Royal Alderaan LLC / Joe Butcher

Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management

Proxy to John Barney Unit 30 Jill Laggis

Proxy to Chris Hensley Unit 14 Bill Gears

Rob Harper called the meeting to order at 5:36 pm and said there was not a quorum. Notice of the meeting had been mailed on August 20, 2025 and several reminders. No owners were participating via Zoom.

John Nichols made a motion to approve the annual meeting minutes of October 9, 2024. Steve Curtiss seconded the motion and it was unanimously approved.

Steve Curtiss explained the recent water issues were caused by a pump overheating. New monitoring systems being installed would not have been able to give advance notice of that issue. A backup pump had been installed and water was restored as quickly as possible. The damaged pump would be rebuilt and a backup pump held in reserve.

The Board had proposed a rate increase for water usage and that would be explained later in the meeting. Norman Whitehead continued to work on the water system upgrades but had not yet invoiced for the work.

The roads would be graded once more prior to Winter. A request was made for the potholes to be filled near the asphalt. John Nichols said the Board had discussed paving the dirt road. The cost for paving had been obtained in the past but the current cost for the asphalt was not known. An assessment for the work might be necessary but an assessment did not have much support with those participating in the meeting.

Water lines still required attention to stop lines freezing. Attempts were being made to have the work completed prior to Winter. If Dietrich Dirtworks could not complete the Board would follow up with other options.

Chris Hensley said operating dues remained at the same level. A motion was made to increase operating dues by \$100 per quarter, per lot, so funds could be used for future paving and water line projects. John Nichols seconded the motion and it was unanimously approved by the owners in attendance. Rob Harper said the Board would discuss and amend the 2026 Budget.

John Barney confirmed the neighboring property had installed a temporary water line from Riverland. The line would be removed prior to Winter and had been required by the Crested Butte Fire Protection District.

Rob Harper said board meeting dates for 2026 were posted on the Toad website.

Rob Harper explained the Association was in a good financial position and money had been going to Reserves. Rob confirmed Reserve funds were held in an interest bearing Money Market account.

John Nichols made a motion to ratify the 2026 Budget as presented. Chris Hensley seconded the motion and it was unanimously approved.

Steve Curtiss said he had reviewed water usage charges for multiple areas and the Board had agreed to raise water expenses. Steve explained there would be a new schedule for water pricing adding several new tiers to the billing structure and increasing the amount charged per tier by \$1 per 1,000 gallons. The base would be changed from 15,000 gallons to 10,000 gallons. Chris Hensley said the change in the water usage thresholds would raise funds but would also encourage water conservation. The increased rates would be effective January 1, 2026.

John Nichols would be leaving the Board. Rob Dickinson had volunteered to join the Board. Rob Harper said there was not a quorum and at the next Board meeting the Board would appoint a new board member.

Rob Harper said Board meetings were in-person as well as Zoom and owners were encouraged to participate.

John Nichols said Rask Dietrich had confirmed the ditch and water line work would be started within the next two weeks. The actual cost of the work was unknown but Rask had anticipated between \$5,000 and \$10,000. The work would be performed on a time and material basis.

Todd Parker requested that fire hydrants be dug out promptly after snow storms. Rob Harper said the hydrants had been marked with snow poles and attempts would be made to have snow around the hydrants cleared more quickly.

Concern was expressed about storm drains for neighboring land being directed into the wetlands. Rob Harper said a letter would be sent and legal counsel involved if necessary.

Rob Harper was thanked for his work and Jesse Drees would be taking over the management.

At 6:35 p.m. John Nichols made a motion to adjourn the meeting. Chris Hensley seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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