

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 2, 2023
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: Chris Hensley
Steve Curtiss
Kevin Freeman
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:33 p.m. and confirmed a quorum. Rob explained the purpose of the meeting was to discuss the 2024 Budget and for Rob to give an update on a meeting with Brian Carney. Rob said he had worked with Brian Carney at other subdivisions in the area and Brian was expanding his company to be able to manage the water systems of more associations. Rob said Brian would be submitting a proposal and Rob would share that with the Board. Rob explained Brian might be similar pricing as Ronnie for the baseline work (approximately \$850 per month) and then the long term capital planning and maintenance plans would be on an hourly basis. Rob explained meter readings had been taken and billing would be prepared. Brian might be able to help to make the current water meters easier to operate. Concern was expressed about the communication challenges with Ronnie and it was hoped Brian Carney would be engaged and proactive and help the Association with long term planning for the water system.

Concern was expressed about the lack of water bills during the Summer. Owners had not received the quarterly bills for water or the monthly reports to show water usage. Rob said the water meter information just collected would be put into the spreadsheet and invoices and individual lot water usage sent out. It was agreed the Board would receive a copy of the spreadsheet showing total water usage.

Rob agreed to prepare a report breaking out the Building Size Fee and the Water Usage Fees collected in addition to the regular dues.

Steve explained he was not paying a water fee to the Association as in the past he had purchased augmentation water which benefited the entire community. Chris said he had spoken to Huck about preparing an agreement to reflect that arrangement so future board members and owners would understand why the decisions were made in the past. Chris explained Huck expected the cost to be approximately \$500. It was generally agreed the 2024 Budget line item for legal would be \$2,500.

Rob confirmed weed spraying had been performed during the Summer but a different chemical was required for Toadflax and Rob said Bradley Wigginton had been asked to spray those. Kevin said the irrigation system was not working for the new trees and some trees had died. Rob said the irrigation system would be repaired.

It was generally agreed the roads were in good shape and Rob said there were funds available if some work at the front entrance needed to be done.

Rob confirmed the Association was in good financial shape with approximately \$110,000 in the bank at the present time. It was agreed any capital improvements on the water system would be funded by money held in the bank account and that could be explained at the annual meeting.

Rob explained some adjustments would be made on the 2024 Budget to make it easier to understand. Steve made a motion to adopt the 2024 Budget with the changes discussed during the meeting. Kevin seconded the motion and it was unanimously approved.

Rob said the annual meeting would be held on October 18, 2023 at 5:00 pm at the Queen of All Saints Meeting Room. Rob explained refreshments would be available and Rob agreed to ask owners to RSVP to help to determine the numbers. It was agreed there would be an option to participate via Zoom.

The meeting adjourned at 6:10 p.m.

Rob Harper, Toad Property Management