RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 30, 2023
318 ELK AVENUE, CRESTED BUTTE AND ZOOM

Present: Chris Hensley
                       Steve Curtiss
                       John Nichols
                       Rask Dietrich
                       John Barney
                       Brian Carney
                       Kat Loughan, Toad Property Management
                       Rob Harper, Toad Property Management

Kat called the meeting to order at 5:06 p.m. and confirmed a quorum.

Steve made a motion to approve the minutes of the October 2, 2023 meeting. Chris seconded the motion and it was unanimously approved.

Chris made a motion to appoint Steve as President of the Board. John seconded the motion and it was unanimously approved. After a short discussion the following appointments were unanimously approved - John Nichols as Vice President, Chris Hensley as Secretary/Treasurer.

Brian Carney introduced himself and explained how he would be able to assist the Association on water billing and future improvements to the water system. Brian explained upgrades to the Riverland water system would improve reporting, monitoring and reliability of water supply. John stressed the need to focus on monitoring and tracking and avoid water leaks which had the potential to cause the well to be dry. Rob explained Brian Carney and Phil Kern had set up a water resources company, Western Water & Sanitation Professionals, as well as continuing to work for Mt. Crested Butte Water & Sanitation District. Brian explained the cost to the Association would be $1,000 per month for the operating system and other projects would be charged at $75 per hour. Brian said some initial work setting up a better monitoring system would be charged at the hourly rate and once operational it would be part of the monthly charge. Brian explained Lab and State fees would be extra but he did not mark up those charges. The method of obtaining and recording meter readings could be improved and Brian and Phil would be able to provide recommendations.

After discussion Steve made a motion to hire Western Water & Sanitation Professionals to replace Ronnie Benson. Rask seconded the motion and it was unanimously approved.

Brian confirmed Phil would be available to monitor the meter readings on November 1st. Rob explained the water metering invoices had not been sent out for 14 months but a spreadsheet was available for those charges up to September 30th. Rob asked Brian to review the usage figures and advise the Board on how to structure the usage thresholds. Moving forward Brian would provide the summary of monthly usage and Toad would prepare the invoices and send to owners. The Board would like owners to receive monthly water statements and quarterly billings. Rob said only four owners were currently exceeding the 15,000 gallon threshold. If the threshold was lowered to 10,000 gallons there would currently be 11 owners exceeding that figure. It was agreed to discuss in the future once Brian had the opportunity to become familiar with the water system, monitoring and costs.

Rob said Toad would send invoices to the four owners who had exceeded the 15,000 water usage threshold. Chris said he had emailed Huck Huckstep about putting the water agreement with Rocky Mountain Trees & Landscaping into writing but had not yet heard back.

Brian confirmed the existing software would be used for the November 1st meter reading and Kat agreed to share the software information and Kat and Brian would coordinate the meter readings. Steve said he would explain the Lot 1 and 2 water agreement to Brian.

Rask would clear some culverts and Brian would jet those culverts.

Chris asked Brian to start considering upgrades and the possible expenses of those upgrades. Brian would work with Norman Whitehead as necessary.

Brian left the meeting.

John stressed water monitoring improvements should be the primary focus as it would give an early warning of any water leaks.

John Barney was welcomed to the Board and Rob Dickinson would be an alternate in the future.

At 5:48 p.m. John made a motion to adjourn the meeting. Chris seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management