

**RIVERLAND LOT OWNERS ASSOCIATION  
ANNUAL MEETING OF OWNERS  
OCTOBER 18, 2023  
QUEEN OF ALL SAINTS MEETING ROOM  
CRESTED BUTTE & VIA ZOOM**

Present:

Unit 1	Buckley Drive Condo Association
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 12	Waste Management
Unit 15	Parker Dirtworks
Unit 16	Slate River Holdings LLC
Unit 17	Harry Miller IV
Unit 20 & 21	Scott Hargrove
Unit 22	Scott Squared, LLC
Units 24 & 25	Kevin Freeman / Freeman Properties
Unit 26	Richard Sweitzer
Unit 27	Tina Fabulic
Unit 28	John Murphy
Unit 29	John Barney
Unit 36	Paul Barney
Unit 39	CB Mobile Mix

Kat Loughan, Toad Property Management  
Rob Harper, Toad Property Management

Proxy to Chris Hensley	Unit 14	Gears, Inc.
Proxy to Leigh Butcher	Unit 13	JURO LLC

Kat Loughan called the meeting to order at 5:11 pm and confirmed there was a quorum. Notice of the meeting had been mailed on October 6, 2023.

A motion was made to approve the annual meeting minutes of October 18, 2022. The motion received a second and it was unanimously approved.

John Nichols explained the Board was focusing on improvements at the North Entrance and adding better controls on the water supply.

Chris Hensley encouraged owners to consider joining the Board.

Kat Loughan said culverts were being jetted and some culverts required more attention than others. One culvert would be dug out in an attempt to help flow as the jetting had not completely solved the issue.

Kat said improvements would be made to the current water monitoring. Rob Harper explained two contractors had been approached to assist with improvements so Toad could respond to potential issues rather than respond to emergency situations. Updating the monitoring equipment and software would provide better methods to gather information regarding water usage and billing. Rob said both contractors were very well qualified and experienced and currently working with the updated equipment in other parts of the valley.

John Nichols said the aim of improving the monitoring would allow action prior to too much water being lost and avoid some of the problems encountered in the past.

Rob Harper explained the intention was to keep the existing water meters but upgrade the software and monitoring. The improvements would allow owners to track their water usage on line.

Kat Loughan said there was approximately \$118,000 in Reserve, up from \$81,000 the prior year and the Association was in good financial shape. Kat explained dues would remain at the existing level, no increase in dues for two years. A suggestion was made to increase dues to build up larger reserves for future water and sewer improvements. John Nichols made a motion to ratify the 2024 Budget as presented. Steve Curtiss seconded the motion and it was unanimously approved.

Rob Harper explained Kevin Freeman's term was expiring and Kevin said he would be willing to continue on the Board. Kat Loughan said there could be five Board members and two alternates at any time. After discussion Kevin Freeman said he did not want to continue on the Board. John Nichols made a motion to appoint John Barney to the Board. Chris Hensley seconded the motion and it was unanimously approved. Rob Dickinson said he was interested in joining the Board initially as an Alternate so he could become familiar with the operation of the Board. Kat Loughan explained all owners were welcome to attend Board meetings. Kevin Freeman was thanked for his seventeen years on the Board.

Plowing, potholes, vehicle speeds and limited visibility at the North Entrance was discussed and the Board would continue to review. Paving the North Entrance was being considered to help with some of the issues identified. Owners were encouraged to email comments to Toad and the Board would continue to review and move forward. Chris Hensley said the main focus was water and improvements to the North Entrance would only happen when it was clear how much money the Association had available to spend.

Chris Hensley explained just a few owners were paying additional water usage fees and Chris suggested changes to the water usage thresholds to cover the additional maintenance of the water system. Rob Harper said the Board, with guidance from the water system experts, would review the water usage figures and come up with a plan.

Concern was expressed about the Association's gazebo. The gazebo had been rarely used and snow during the past Winter had caused additional damage. After a short discussion Chris Hensley made a motion authorizing the adjacent owner to demolish the gazebo. John Nichols seconded the motion and it was unanimously approved. Rob Harper said the Toad dump trailer could be made available to take away the waste materials. Sampson Brozek of Waste Management said Waste Management would be happy to donate a small rolloff container for the waste from the gazebo removal.

Access to the walkway had become overgrown and people were using a neighboring driveway to access the trail. It was agreed the access to the path needed to be recreated and new signage added to replace the existing signage which had been damaged during the Winter. Rob Harper said Toad would recreate the path.

At 6:01 p.m. a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

---

Prepared by Rob Harper, Toad Property Management

DRAFT