

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 3, 2020  
VIA ZOOM**

Present via Zoom: Chris Hensley  
Steve Curtiss  
John Nichols  
Rob Harper, Toad Property Management  
Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:15 pm and confirmed a quorum.

John made a motion to approve the minutes of the July 1, 2020 meeting. Chris seconded the motion and it was unanimously approved.

Chet gave an update on the water meter project. Chet explained readings for most of the lots had been taken and those readings for the past two months would be circulated to the Board. Chet said gathering the meter readings took one to two hours per month. Once the readings had been studied a fee structure would be established. Chet agreed to approach local authorities to obtain fee structures for water usage and prepare a spreadsheet for the Board to review.

After discussion Chris made a motion to hold Board meetings on the second Wednesday of each quarter structured around an annual meeting on the second Wednesday of September. John seconded the motion and it was unanimously approved.

Building size and building usage was discussed. Chris agreed to circulate a spreadsheet setting out a dues structure based on square footage and the Board would discuss at the next meeting, December 9, 2020.

Rob said Toad had not received a reclamation permit or building plans from Unit 18. John agreed to reach out to Aaron Huckstep, the Association's legal counsel, regarding the earthwork and road installed at Unit 18 and report back to the Board with an update.

John agreed to reach out to Scott Hargrove for an update from the Architectural Review Board and report back to the Board.

It was agreed updating the Association governing documents would be discussed after a decision was made on water fees and dues structure.

John made a motion to not renew the \$150 annual membership with the Chamber of Commerce and Chris volunteered the Adaptive Sports Center meeting room, free of charge, if in-person meetings resumed and Zoom meetings until that time. Steve seconded the motion and it was unanimously approved.

The meeting adjourned at 6:00 pm.

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Rob Harper, Toad Property Management