

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 19, 2020  
VIA ZOOM**

Present: Chris Hensley  
Steve Curtiss  
Bill Gallen  
Rask Dietrich  
John Nichols  
Rob Harper, Toad Property Management  
Scott Kelley, Toad Property Management

Scott called the meeting to order at 4:09 pm.

Scott said a draft 2020 Budget had been circulated prior to the meeting and a 2021 Budget would be distributed shortly. Scott explained the format of the Budget was a little different from prior years due to different software but the Budget figures were very similar to earlier years. The Budget would be discussed at a future meeting.

Scott said the pump had been switched out in the pumphouse and a water leak repaired by Lacy Construction and the repair appeared to be holding. Scott agreed to notify owners of any future water supply issues. Rob said Lacy Construction would be grading the roads and adding Mag Chloride in the next couple of weeks.

John agreed to send the paperwork to Toad for the loan for improvements to the water system. John said the original amount of the loan had been \$65,000 at 5.4% interest over 4 years. John explained when the loan with Community Banks was due for renewal John volunteered to loan the money to the Association with the understanding the loan could be paid off at any time. Monthly repayments of the loan were \$1,508 per month. Scott said he would update the Budget to reflect the loan and other changes and circulate the revised Budget to the Board.

Scott agreed to research and confirm the officers of the Association and start planning the August annual meeting.

The next Board meeting would be June 23, 2020 at 5 pm to finalize the Budget and annual meeting documents. It was agreed Aaron Huckstep, the Association's legal counsel, would be invited to participate in the meetings.

Scott agreed to contact Ronnie to start recording water meter readings on May 22, 2020 and again on June 22, 2020 so the Board could review and discuss at the next meeting. John said he would once again circulate the document explaining base line water costs and additional water usage costs. It was also agreed any individual water usage agreements made in the past should be documented by Aaron Huckstep so there would be a clear record of those agreements. Rob confirmed the Association owned the equipment for reading the meters and said Timberline had done some work setting it up. John said he would arrange for somebody to pick up the meter and check how it works and give an indication of how long it would take to record the meter readings.

Chris made a motion to adjourn the meeting at 5:00 pm. Rask seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management