

Riverland Lot Owners Association  
 Annual Meeting Minutes  
 August 21, 2017  
 Lot 4 John Nichols

I. Roll Call/Check-In

The meeting called to order at 5:22 pm.

The following lots were presented:

Lot 1	Buckley Dr. Condo	Absent
Lot 2	Steve Curtiss	Present
Lot 3	Steve Curtiss	Present
Lot 4	John Nichols	Present
Lot 5	Chris Hensley Riverland Center	Absent
Lot 6	Valley Storage	Absent
Lot 7	Lot 7 Joint Venture Greg Wiggins	Present
Lot 8	Kevin McNamara/ Mike Villanueva	Absent
Lot 9	John Nichols	Present
Lot 10	CB Self Storage-Greg Wiggins	Present
Lot 11	CB Self Storage-Greg Wiggins	Present
Lot 12	Waste Management	Proxy to Board
Lot 13	JURO, LLC J. Stillman/R. Soifer	Absent
Lot 14	Gears-Bill Frame	Absent
Lot 15	Todd Parker	Absent
Lot 16	Scott Hargrove	Proxy to Steve Curtiss
Lot 17	Letter Fab-Trea Sciortino	Absent
Lot 18	Hank DeRoche	Absent
Lot 19	Dan & Jenny DAquila	Present
Lot 20	RPC II, LLC-Scott Hargrove	Proxy to Steve Curtiss
Lot 21	Riverland Profess Ctr, LLC-S Hargrove	Proxy to Steve Curtiss
Lot 22	Scott Moss	Absent
Lot 23	John Hickey	Absent
Lot 24	Freeman Properties, LLC	Present

Lot 25	Kevin Freeman	Present
Lot 26	Richard & Kimberly Sweitzer	Present
Lot 27	Phillip S Coombs	Absent
Lot 28	John Murphy	Present
Lot 29	John Barney	Absent
Lot 30	Kris Pogoloff	Absent
Lot 31	Scott Crawford	Absent
Lot 32	Timberline Joint Venture	Present
Lot 33	RLBC-Colleen Hegeman	Absent
Lot 34	Stephen T McDonald	Proxy to Cade
Lot 35	Unique Development	Absent
Lot 36	Paul & Kate Barney	Absent
Lot 37	330 Belleview, Inc.	Present Bill Gallen
Lot 38	Omnicom Public Storage-D. Dalugash	Absent

Aaron Huckstep, Riverland's legal counsel is also present. John Murphy's attorney also present, Susan. Jenny DAquila taking minutes.

## II. Notice of Meeting

Proper notice was given by mail on July 1, 2017 and an email as well.

## III. Reading and Request for Approval of Minutes from Preceding Meeting

Steve Curtis motions to approve August 24, 2016 minutes, Greg Wiggins seconds and motion carries by all.

## IV. Reports of Officers—Kevin Freeman has been spraying for weeds all along the berm. Notes there are a lot of daisies and butter and eggs are very bad, nothing seems to work.

## V. Report of Management

### a) Roads

- 1) Grading of roads and ditches completed
- 2) Special purchase of 330 tons of decomposed granite from our general fund. Greg Wiggins suggest putting more granite down next year and continue to roll it.
- 3) 5,000 Mag-Chloride has been applied.

- 4) There is NO PARKING on Riverland right of ways! New signage has been installed. Freeman's want a NO PARKING sign right in front there property.
- 5) High volume of traffic/weather is deteriorating road conditions.

b) Pump House

- 1) Average summer use has been between 50,000 to 80,000 gallons a day. This summer is 4 times more than previous heaviest use.
- 2) Electricity for the pump houses is 3 times more than budgeted.
- 3) Need to purchase back up drive pump for pump house #1. (\$2,000)
- 4) Need to have tanks inspected (\$3,000)
- 5) Remaining properties not yet metered is mandatory installation by end of October. Contact Timberline
- 6) Meter reader purchase (\$2000) to identify larger users.
- 7) MANDATORY each homeowner needs to locate their water shut off valve (curb stop) to the property and mark with snow pole and maintain, by October 31, 2017. Lots 10 & 11 need a meter per Riverland for Riverland's use.

c) Weed ordinance was mailed April 1, 2017--(15 responses)

- 1) It is in the Parks best interest to continue working on our properties to manage the weeds and improve our landscapes. This is an on going effort through out the season. One time is not enough. Thank you for your cooperation.
- 2) Greenhouse has sprayed the park, two applications this year, on all Riverland right of ways.

I. Election/Term of memberships of Executive Board

a) Current Board Members-

- Danny D'Aquila-President term expires 2018  
Kevin Freeman-Vice President term expires in 2017 (John Nichols motions to re-elect Kevin Freeman second by Danny DAquila motion carries by all members present pass except John Murphy.)  
Scott Hargrove-Secretary/Treasurer term expires 2018  
Steve Curtis-Director term expires in 2019  
John Nichols-Director term expires in 2019

## II. Old Business

- a) Winter/ Spring Conditions—THERE IS NO SNOW STORAGE ON RIVERLAND RIGHT OF WAYS! Considering snow storage in the willows below pump house, to be better prepared for snow season. More research.
- b) 2016-2017 winter impacted road conditions

## III. New Business

- a) Review our budget to date—Huck addresses the 4 main issues that attribute to our legal fee overage in our budget.
- b) All Riverland's Rules/Regulations violations will be processed through Riverland's attorney at owner's expense.
- c) Camping and campers within the park.
- d) Huck will address issues concerning the accel/decel lanes at both entrances. Waiting for Lacy's to address our written comments submitted by Huck.
- e) John Nichols brings up a possible pull out area for tractor trailer trucks. Not possible in the winter, interest level is low.

## IV. Other Business

- a) Bears, prairie dogs, and squirrels in the park—police your trash and lock your dumpsters.
- b) Dogs at Large—Certified letter was sent to dog owner and dog has been under control as of date.

## V. Establish next annual meeting date—August 22, 2018

## VI. Adjournment—Ron Chipala motions, Greg Wiggins seconds, motion carries by all 6:43pm.