

Riverland Lot Owners Association
Board of Directors Meeting Minutes
August 21, 2019

- I. Roll Call/ Check-In—Present Board Members John Nichols, Kevin Freeman (President), and Steve Curtiss, Managers— Danny and Jenny DAquila, Legal counsel Nicholas Kempin — Guests Todd Parker, Cari Freeman, Michael Villanueva, Paul Barney, John Murphy, Rask Dietrich, Earl O'Hagen, Jr., John Barney
- II. Proof of Notice of Meeting—sent via email and USPS
- III. Reading and Request for Approval of Minutes from Preceding Meeting—June 20, 2019—Kevin Freeman motions to approve Steve Curtiss seconds, motion carries by all.
- IV. Report of Officers
- V. Report of Management Company
 - A) Roads--good
 - B) Pumphouse--good
- VI. Old Business
 - A) Budget—Lot 4 has an A and B side that they should be paying 2 dues. Scott Galley is aware, and we are discussing with legal counsel. John Nichols will research looking into the assessor fees.
- VII. New Business
 - A) Cattle Fence discussion from entrance to entrance. Kevin Freeman motions to have legal counsel work on repairing our Cattle Fence. Second Steve Curtiss and motion carries. Turned it over to Nicholas Kempin to look into. The Board does not want to spend money on the fence.
 - B) Board to expand from 3 to 5—Motion to manager to notice the membership of a vote to amend the bylaws to

increase the Board Members from 3 to 5. Kevin Freeman motions and John Nichols seconds, motion. Motion carries by all.

VIII. Other Business

A) Loan for Fire Suppression is up on September 5, 2019.

John Nichols has offered to Riverland to take on the financing of our loan. Kevin Freeman motions to accept John Nichols offer to finance the loan as per Huckstep, Steve Curtiss seconds. Kevin Freeman motions carries by all. Second motion that at the board's discretion that can take over loan or pay off early. Steve seconds and motion carries by all.

B) Resignation of the Managers—We are in transition and John Nichols will send out an email. Move to direct current managers to the membership

1) the current managers are resigning

2) the current managers are willing to facilitate the transition to a new manager or managers

3) that the board is accepting proposal from members first to take over manager duties

4) and the current manager will list the duties/and develop the job description for the duties

5) will be paid our current rate until October 2, 2019.

Steve Curtiss seconds and motion carries by all.

IX. Establish next Board of Directors meeting—Wednesday, October 2, 2019.

X. Notices

XI. Adjournment—Motion to adjourn by Kevin Freeman and John Nichols seconds, motion carries by all.