

Riverland Lot Owners Association  
 Annual Meeting Minutes  
 August 21, 2019  
 Lot 4 John Nichols

I. Roll Call/Check-In

The meeting called to order at 5:40 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	Proxy to Steve Curtiss
Lot 6	Valley Storage	Absent
Lot 7	Lot 7 Joint Venture Greg Wiggins	Proxy to Danny
Lot 8	Kevin McNamara/ Mike Villanueva	Present
Lot 9	John Nichols	Present
Lot 10	CB Self Storage-Greg Wiggins	Proxy to Danny
Lot 11	CB Self Storage-Greg Wiggins	Proxy to Danny
Lot 12	Waste Management	Present
Lot 13	JURO, LLC J. Stillman/R. Soifer	Absent
Lot 14	Gears-Bill Frame	Absent
Lot 15	Todd Parker	Present
Lot 16	Scott Hargrove	Proxy to Steve Curtiss
Lot 17	Letter Fab-Trea Sciortino	Absent
Lot 18	Hank DeRoche	Proxy to Danny
Lot 19	Rask Dietrich & Corey Tibljas	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	Proxy to Villanueva @ 5:53pm
Lot 23	John Hickey	Absent

Lot 24	Freeman Properties, LLC	Present & Carrie
Lot 25	Kevin Freeman	Present & Carrie
Lot 26	Richard & Kimberly Sweitzer	Absent
Lot 27	Phillip S Coombs	Proxy to Kevin Freeman
Lot 28	John Murphy	Present
Lot 29	John Barney	Present
Lot 30	Jill Barr-Laggis	Absent
Lot 31	Scott Crawford	Absent
Lot 32	Timberline Joint Venture	Present
Lot 33	RLBC-Colleen Hegeman	Present at 6:09pm
Lot 34	Stephen T McDonald	Absent
Lot 35	Unique Development	Present
Lot 36	Paul & Kate Barney	Kate at 6:32pm
Lot 37	330 Belleview, Inc.	Absent
Lot 38	Omnicom Public Storage-D. Dalugash	Absent

Nicholas Kempin, Riverland's legal counsel is also present. Danny and Jenny DAquila taking present.

II. Notice of Meeting

Proper notice was given by mail on July 1, 2017 and an email 4 times as well.

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

Steve Curtis motions to approve August 20, 2018 minutes, John Nichols seconds and motion carries by all.

IV. Reports of Officers—No report

V. Report of Management

a) Roads

- 1) Grading of roads and ditches completed
- 2) Special purchase of 330 tons of decomposed granite. Granite is the way to go.
- 3) 5,500 Mag-Chloride has been applied.
- 4) There is NO PARKING on Riverland right of ways! New signs have been installed. Freeman's want a NO PARKING sign right in front of their property.

b) Pump House

- 1) Year to date our water flows are below average.
- 2) Need to purchase back up drive pump for pump house

#1.

3) Meter reader will be purchased this year. Please keep an eye on your water usage.

c) Weed ordinance was mailed April 1, 2019--(low 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 ongoing 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. John Barney mentions that Hidden River gets a grant through the state, will pass information along.

I. Election/Term of memberships of Executive Board

A) Current Board Members-

Kevin Freeman-President term expires 2020

Steve Curtis-Director term expires in 2019

John Nichols-Director term expires in 2019

B) Discussion and possible consideration of adding 2 additional Board Members—Will keep a 3 members board until we can vote on, an amendment to the Bylaws at next scheduled Board Meeting.

C) The nominations for the Board are Steve Curtiss and John Nichols who have chosen to remain on the Board. Open vote for Steve Curtiss no one opposes his nominations. Open vote for John Nichols nominations all were in favor except for John Murphy who opposes. Their term expires in 2022.

D) Discussion and possible consideration of how the ARB is at present and needs to be going forward. Tabled discussion until the Board of Directors is a 5-member board.

II. Old Business

A) Review our budget to date—Reserve pump \$1700.00 needs to be purchased. Meter Reader is around \$5300.00 needs to be purchased.

III. New Business

A) Discuss the impact from large developed properties versus 4,500 square feet developed properties. How do we move forward as we approach build out? Ideas for raising money for the properties that are larger. Discuss

possible charging for water usage or a charge for more square footage.  
John Nichols will look into square footage and report to the Board.

B) All Riverland's Rules/Regulations violations will be processed through Riverland's attorney at owner's expense.

IV. Other Business

V. Establish next annual meeting date—August 19, 2020

VI. Adjournment—Kevin Freeman motions, Steve Curtiss seconds, motion carries by all at 7:09pm.