

Riverland Lot Owners Association
 Annual Meeting Minutes
 August 24, 2016
 Lot 37 330 Belleview LLC
 482 Riverland Dr. Office

I. Roll Call/Check-In

The meeting called to order at 5:17 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	Present
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	Present
Lot 13	JURO, LLC J. Stillman/R. Soifer	Absent
Lot 14	Gears-Bill Frame	Absent
Lot 15	Todd Parker	Absent
Lot 16	Ken Lodovico	Absent
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	Present
Lot 21	Riverland Profess Ctr, LLC-S Hargrove	Present
Lot 22	Scott Moss	Present
Lot 23	John Hickey	Absent
Lot 24	Freeman Properties, LLC	Present

Lot 25	Kevin Freeman	Present
Lot 26	Richard & Kimberly Sweitzer	Absent
Lot 27	Phillip S Coombs	Proxy to Danny D'Aquila
Lot 28	John Murphy	Present
Lot 29	John Barney	Absent
Lot 30	Kris Pogoloff	Present
Lot 31	Scott Crawford	Absent
Lot 32	Timberline Joint Venture	Present
Lot 33	RLBC-Colleen Hegeman	Absent
Lot 34	Stephen T McDonald	Absent
Lot 35	Costello	Absent
Lot 36	Paul & Kate Barney	Absent
Lot 37	330 Belleview, Inc.	Present
Lot 38	Omnicom Public Storage-D. Dalugash	Absent

Jenny DAquila taking minutes.

II. Notice of Meeting

Proper notice was given by mail on July 1, 2016 and an email as well.

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

Steve Curtiss motions to approve August 26, 2015 minutes, Greg Wiggins seconds and motion carries by all.

IV. Reports of Officers—ARB update that it has been a very active building season for the park.

Weeds are very heavy on some lots but better on most lots.

V. Report of Management

a) Roads

- 1) Grading of roads and ditches completed
- 2) We purchased of 310 tons of decomposed granite for the roads this year
- 3) Roads have been extremely busy this year.

b) Pump House

- 1) There are currently no water leaks in our pump system, and is running very well, using approximately 12,000 gallons.
 - 2) Fire hydrants need to be reseeded and Kevin Freeman will do. Freemans need a letter about fire hydrants for insurance company.
- c) Weed Ordinance was mailed by April 1,2016. (18 responses)
- 1) Board members request ordinance enforcement by management with emails that went out end of July
 - 2) 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.
 - 3) Greenhouse has sprayed the park, two applications this year, on all Riverland right of ways.
- d) Park Clean Up Day—Thank you to Waste Management for donating a 30 yard dumpster from Friday thru Sunday. The dumpster was very well used please remember the reason for the park clean up is to pick up the outside perimeters of our properties and perimeters of the entire park. Thank you for all your cooperation.

VI. Light Industrial Lots 22-34

- a) Discussion and possible consideration for light industrial lots 22-34 allowing for more square footage. Kris Pogoloff has been working with an attorney Beth Appleton to bring to the board about increasing the square footage. Will have available for next board meeting to see if Kris Pogoloff can send throughout the park, for possible vote.

VII. Election/ Term of memberships of Executive Board

- a) Current Board Members-
 - Danny D'Aquila-President term expires 2018 (re-elected)
 - Kevin Freeman-Vice President term expires 2017
 - Scott Hargrove-Secretary/Treasurer term expires 2018 (re-elected)
 - Steve Curtis-Director term expires in 2019 (re-elected)
 - John Nichols-Director term expires in 2019 (re-elected)

Steve Curtis and John Nichols voiced their option to continue on the board. The floor was then open for any other nomination for the board; there were no other nominations. Then a motion was made by Greg Wiggins to nominate Steve Curtis & John Nichols to remain on the board and Ron Chipala seconds. Motion was carried by all.

VIII. Old Business

a) Water Meters

Ron Chipala—We have 22 buildings that have the meters in, 5 are contracted to do so, total 27 with 4 empty lots. We believe lots 10/11 and 38 do not have water. Possible 3 outstanding. Steve Curtis wants a variance for his meter and will have to give records. He has contracted for a back flow preventer.

b) Winter/ Spring Conditions—Things are good.

IX. New Business

a) Budget—Would like to see balance sheet next year.

b) Camping and campers within the park—NO CAMPING ALLOWED!

c) New fishing permits and access—passed look great and access is better.

d) Lacy's Industrial Development—we have some concerns and are working with our attorney Huckstep. Will possibly be going to the county for review on September 2.

X. Other Business

a) Bears and flying squirrels in the park—police your trash and lock your dumpsters.

b) Dogs at large

XI. Establish next annual meeting date

Monday, August 21, 2017 start at 5pm. Kevin Freeman motions, Kris Pogoloff seconds and motion carries by all.

XII. Adjournment

Steve Curtiss motions to adjourn meeting, Kevin Freeman seconds and motion carries by all at 6:59 pm.