

Riverland Lot Owners Association
 Annual Meeting Minutes
 August 26, 2015
 Lot 9 John Nichols
 398 Riverland Dr. Unit D-1

I. Roll Call/Check-In

The meeting called to order at 5:14 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	Proxy to Chris Hensley
Lot 15	Todd Parker	Absent
Lot 16	Ken Lodovico	Present
Lot 17	Letter Fab-Trea Sciortino	Absent
Lot 18	Dan & Jenny DAquila	Present
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	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	Proxy to Danny D'Aquila
Lot 28	John Murphy	Present
Lot 29	John Barney	Present
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	Present
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, 2013 and an email as well.

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

Ken Lodovico motions to approve July 24, 2014 minutes, Kris Pogoloff seconds and motion carries by all.

IV. Reports of Officers—Kevin Freeman has been spraying for weeds all along the berm.

V. Report of Management

a) Roads

- 1) Grading of roads and ditches completed
- 2) Special purchase of 300 tons of decomposed granite from our general fund.
- 3) Mag-Chloride has been applied

b) Pump House

- 1) There are currently no water leaks in our pump system.

- 2) Current conditions—association needs to irrigate more efficiently i.e. (before dawn and after dark when domestic use is at a minimum), in order to saturate the ground. This should avoid overloading the demand on the computer driving the pump for domestic use.
- c) Weed Ordinance was mailed by April 1,2015. (11 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. We precede to discuss this issue and a straw poll was taken. Kris Pogoloff volunteered to head up a sub-committee to see if the park wants to allow the light industrial lots to increase square footage for a fee. Concerns that our infrastructure can not handle the increase use.

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 2016
 - John Nichols-Director term expires in 2016

Danny DAquila and Scott Hargrove 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 Steve Curtiss to nominate Danny DAquila & Scott Hargrove to remain on the board and Ron Chipala seconds. Motion was carried by all, with the exception of John Murphy and Chris Hensley oppose.

VIII. Old Business

a) Water Meters

Ron Chipala—We are finally at a point that the park can start installing water meters, back flow preventers, and pressure reducing valve. Timberline has all pieces and any plumber can install. Installation can begin September 1.

b) Fire Suppression

Pump house #2 is doing well. We had to add to the tank structure. State required the new pump house to have fire pumps, they push 500 gallons per minute and 2 hrs of fire fighting water.

c) Winter/ Spring Conditions—Things are good.

IX. New Business

a) Budget—Is good

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

X. Other Business

a) Bears and prairie dogs in the park—police your trash and lock your dumpsters.

b) Dogs at large—a person has a right to pick up a dog at large and carry them to Paws. Owner of dog will pay for fees associated with Paws. The Sheriffs department as per the county dog at large ordinance will issue citations only if the party making the complaint will show up at court. Dogs are coming up to Waste Management transfer station and eating garbage.

XI. Establish next annual meeting date

Wednesday, August 24, 2015 start at 5pm. Ken Lodovico motions, Kris Pogoloff seconds and motion carries by all.

XII. Adjournment

Steve Curtiss motions to adjourn meeting, Danny DAquila seconds and motion carries by all at 7:24 pm.