

Riverland Lot Owners Association  
Board of Directors Meeting Minutes  
December 1, 15

- I. Roll Call/ Check-In—Meeting began at 4:14 pm Scott Hargrove, Kevin Freeman, John Nichols, Steve Curtis, Paul Barney, Kris Pogoloff, Danny DAquila, Chris Hensley, John Murphy, Ron Chipala (4:23), Ken Lodovico (4:28), Trea Scortino (4:45), Bill Gallen (4:50).
- II. Proof of Notice of Meeting—sent via email on November 19, 2015
- III. Reading and Request for Approval of Minutes from Preceding Meeting—September 30, 2015 Kevin Freeman motions to approve the minutes, John Nichols seconds and motion carries by all.
- IV. Report of Officers--none
- V. Report of Management Company
  - A) Roads are in good condition
  - B) Pump house #1 update everything is running well at this time
  - C) Delinquent dues and assessments—there is about \$4,000.00 outstanding in dues and assessments
- VI. Old Business
  - A) Fire suppression—We are waiting to have our final County Commissioner meeting.
    - 1)Debra Shaner report and October 21 visit
  - B) Water meters—Ron Chipala approximately 1/3 of the lots have meters, 1/3 have ordered meters and are working on installing them, also about 1/3 need to get on board. We plan to purchase the meter reader next year.

C) Bus Stop Update—the light went in at the north entrance. We are in discussions with the new owners about moving bus stop.

VII. New Business

A) Budget for 2016—John Nichols motions to approve the proposed budget for 2016 (attached budget) and add a flat Water Fee of \$50.00 per lot per quarter beginning January 1, 2016. Scott Hargrove seconds and motion carries by all.

B) Review David Leinsdorf governing documents discussion and vote to adopt (please review prior to meeting). John Nichols motions to approve the governing documents proposed by David Leinsdorf, Scott Hargrove seconds and motion carries by all.

VIII. Other Business

A) CB RV is asking to have winter camping all year long and to allow guests to be able to stay longer than 2 weeks. Right now CB RV is allowed camping from Memorial day thru hunting season and guests stay is for 2 weeks. Scott Hargrove motions to allow year around camping and the max stay per site is 3 months. Steve Curtis seconds and motion passes by all. The Board would still like to review the original approved plans for CB RV, on the next agenda in 2016.

IX. Establish next Board of Directors meeting

X. Notices

XI. Adjournment—Danny DAquila motions at 5:40 pm to adjourn meeting and Kevin Freeman seconds. Motion passes by all.