

Riverland Lot Owners Association  
Board of Directors Meeting Minutes  
February 6, 2017

- I. The meeting was called to order by Danny D'Aquila at 5:22 pm
- II. Roll Call/ Check-In—Those present were Danny D'Aquila, Steve Curtiss, John Nichols, Scott Hargrove, Board counsel. Aaron Huckstep, John Murphy (guest), and Jenny D'Aquila. Will Jones and Malcom arrived 5:33 pm
- III. Proof of Notice of Meeting—The Board recognized a January 30, 2017 email that serves as proof of notice to Membership
- IV. Reading and Request for Approval of Minutes from Preceding Meeting—October 17, 2016 and December 13, 2016 Scott Hargrove made a motion to approve both minutes and John Nichols seconds motion. Motion was approved by all.
- V. Report of Officers
  - A) Danny discusses having to hire Lacy for snow removal, King of the Mountain was unable to continue. We received 140 inches for the month of January.
- VI. Report of Management Company
  - A) Roads--doing as much preventive measures to prepare for when the roads begin to thaw. Danny called CDOT about the snow being pushed back on the accel/decel lanes at Riverland entrances and spoke to Pete. CDOT is aware of the need to clear the accel/decel lanes and are working on them this week.
  - B) Pump house update everything is good.
- VII. Old Business

A) Budget

- 1) End of 2016—will have issues with the snow plow part of budget, because of January's snowfall and the change in vendor.
- 2) Review 2017 to date—John Nichols motions to accept the new proposed budget, Scott Hargrove seconds, motion carries by all.

VIII. New Business

- A) Discuss possible consideration of special assessment for snow removal. The Board discussed the fact that a special assessment would be needed to address snow removal. Comments from guests indicated that Members are already expecting the special assessment. The Board directed the Manager to send an email out to Members discussing there will be a special assessment coming but that the Board will discuss the amount in the 2<sup>nd</sup> quarter.
- B) Will Jones moving operations from Lot 9 to Lot 4 and expanding business 1600 square feet into 9000 square feet. Will indicated that he will have engineering work performed to mitigate the odor. He also indicated that he will abide by County and State regulations. Steve Curtiss made a motion that the Board direct legal counsel to draft a letter of support for the Manager's signature to Gunnison County for CBC Industries move, and that CBC Industries is to pay the legal fees associated with drafting the letter. The motion was second by Scott Hargrove and passed unanimously.
- C) Ratification of Policies adopted in 2016—Scott Hargrove moves to the Board ratify the eight (8) unsigned Resolutions identified in Aaron Huckstep's memo to the Board dated February 6, 2017, and authorize the Board

President to execute the Resolutions. Steve Curtiss seconds and motion carries by all.

IX. Other Business—Page 9 about lighting top paragraph. John Murphy talks to Scott Hargrove about the lighting on his new building Lot 16 are on all the time. Scott is working on motion sensory lighting.

X. Establish next Board of Directors Meeting—Wednesday, March 29, 2017.

XI. Notices

XII. Adjournment at 6:27 pm. John Nichols motions and Steve Curtiss seconds, motion carries by all.