

Riverland Lot Owners Association
Board of Directors Meeting Minutes
March 29, 2017

- I. The meeting was called to order by Danny D'Aquila at 5:13 pm
- II. Roll Call/ Check-In—Those present were Danny D'Aquila, Steve Curtiss, John Nichols, Scott Hargrove, Kevin Freeman Board counsel. Ron Chipala, Kris Pogoloff, Bill Gallen, John Murphy (5:20pm), Aaron Huckstep (5:28pm), and Jenny D'Aquila.
- III. Proof of Notice of Meeting—The Board recognized a March 15, 2017 email that serves as proof of notice to Membership
- IV. Reading and Request for Approval of Minutes from Preceding Meeting—February 6, 2017 Steve Curtiss made a motion to approve minutes and John Nichols seconds motion. Motion was approved by all.
- V. Report of Officers
- VI. Report of Management Company
 - A) Roads—Winter/Spring--Lacy did some grading of the road, upper section free training an employee. Will do lower road at $\frac{1}{2}$ price 2 hours. Roads are in great condition.
 - B) Pump house update everything is good.
 - C) Accounts Receivable update—7 accounts behind, funds are tight.
- VII. Old Business
 - A) Discuss possible consideration of special assessment for winter 2017 snow removal—John Nichols motion to approve \$400 special assessment to all general members

of the association that will be sent in second quarterly invoices. Steve Curtiss seconds, and motion carries by all, except Kevin Freeman opposes.

B) Discussion of Kris Pogoloff light industrial square footage request for Covenant vote—Kris Pogoloff has decided to go in another direction and plans to come to ARB with a new plan.

VIII. New Business

A) Discussion and Potential Approval of Resolution Regarding Member-Led Initiatives to amend the Covenants—John Nichols motions, Kevin Freeman seconds, to adopt the Resolution of Riverland Lot Owner Association Regarding Member-Led Initiatives to Amend the Declaration of Protective Covenants for Riverland Industrial Park, motion carries by all.

B) Discussion and Potential Approval of Resolution Ratifying the Architectural Review Board—One Chair, 4 Members, and one alternate. One chair and two members are a quorum. Motion to approve the Resolution of Riverland Lot Owners Association Ratifying the Creation and Authority of the Architectural Review Board. Steve Curtiss motions, Second by John Nichols, All in favor. Motion carries by all.

C) Bill Gallen has offered to form a task force to give feedback to the ARB concerning temporary structures and lighting. (shipping containers and weather ports). Danny DAquila and John Nichols will be apart of task force.

IX. Other Business

A) LED night lighting—downward lighting and how bright the lights are will be worked on by Task force.

X. Establish next Board of Directors Meeting

XI. Notices

XII. Adjournment at 7:00 pm. Scott Hargrove motions to adjourn and John Nichols seconds, motion carries by all.