

Riverland Lot Owners Association
Board of Directors Meeting Minutes
October 17, 2016

- I. The Meeting was called to order by Danny D'Aquila at 5:05pm.
- II. Roll Call/ Check-In—Those present were Danny DAquila, Steve Curtis, Scott Hargrove, John Nichols, Scott Hargrove, Kris Pogoloff, Bill Gallen, and Aaron Huckstep, Kevin Freeman (5:15pm) and Jenny D'Aquila
- III. Proof of Notice of Meeting—The Board recognized an October 10, 2016 email that serves as proof of notice to the Membership.
- IV. Reading and Request for Approval of Minutes from Preceding Meeting—August 24, 2016—Note a correction of minutes under IX Executive Session- take out (concerning disputes that are the subject of pending or imminent court proceedings or,) replace with pursuant to 38.333-308(4)(f). John Nichols motions to approve with the changes, Steve Curtis seconds and motion carries by all.
- V. Report of Officers—Scott Hargrove discusses working on the landscaping on the berm along the highway side.
- VI. Report of Management Company
 - A) Roads—have been graded 7 times this year. Road is over budget. Roads have been very well used, busy year. (Lot 35 culvert is to low, Earl has been working with Rask Dietrich and trying to come up with a plan.
 - B) Pump house update—both pumphouses are running very well. Need to budget a minimum of \$3,500 for tank inspections for next year.

- C) Todd Parker is not snow plowing this winter. Plowing with Hank DeRoche for \$300.00. Steve Curtis motions to go with Hank DeRoche and Kevin Freeman seconds motion carries by all.
- VII. Old Business
 - A) United's silo update
 - B) Lots 22-34 discussion for square footage change-Kris Pogoloff, Huck would like to look at it and give the board feed back looking at the first quarter of 2017.
- VIII. New Business
 - A) Budgets
 - 1) Amend 2016—Review the end of the year in January.
 - 2) Review 2017—Kevin Freeman motions to change Landscaping to 2000, Legal Fees to \$3500, Pumphouse Mechanical to 6000.00, and Road Maintenance to 14, 667.72. John Nichols seconds and motions carries by all.
- IX. Other Business
 - X. Executive Session—Scott Hargrove moves to go into executive session, John Nichols seconds motion to go into pursuant to C.R.S. 38-33.3-308(4)(f).
Close executive session at 7:03pm
 - XI. Establish next Board of Directors meeting--
 - XII. Notices
 - XIII. Adjournment—Kevin Freeman motions to adjourn at 7:05pm, second Steve Curtis, motion carries by all.