

Riverland Lot Owners Association  
Special Meeting of the Members - Minutes  
October 2, 2019

I. Roll Call/ Check-In-begin 5:45pm.

Lot 1	Buckley Dr. Condo	Proxy Curtiss
Lot 2	Steve Curtiss	Present
Lot 3	Steve Curtiss	Present
Lot 4	John Nichols	Present
Lot 5	Chris Hensley Riverland Center	Proxy to Steve Curtiss
Lot 6	Valley Storage	Absent
Lot 7	Lot 7 Joint Venture Greg Wiggins	Proxy to Curtiss
Lot 8	Kevin McNamara/ Mike Villanueva	Proxy to Moss
Lot 9	John Nichols	Present
Lot 10	CB Self Storage-Greg Wiggins	Proxy to Curtiss
Lot 11	CB Self Storage-Greg Wiggins	Proxy to Curtiss
Lot 12	Waste Management	Proxy to Freeman
Lot 13	JURO, LLC J. Stillman/R. Soifer	Present
Lot 14	Gears-Bill Frame	Proxy to Danny
Lot 15	Todd Parker	Proxy to Curtiss
Lot 16	Scott Hargrove	Proxy to Steve Curtiss
Lot 17	Letter Fab-Trea Sciortino	Absent
Lot 18	Hank DeRoche	Proxy to John Nichols
Lot 19	Rask Dietrich & Corey Tibljas	Present
Lot 20	RPC II, LLC-Scott Hargrove	Proxy to Steve Curtiss
Lot 21	Riverland Profess Ctr, LLC-S Hargrove	Proxy to Steve Curtiss
Lot 22	Scott Moss	Present
Lot 23	John Hickey	Wheeler's Present
Lot 24	Freeman Properties, LLC	Present
Lot 25	Kevin Freeman	Present
Lot 26	Richard & Kimberly Sweitzer	Present
Lot 27	Phillip S Coombs	Proxy to Kevin Freeman

Lot 28	John Murphy	Present
Lot 29	John Barney	Present
Lot 30	Jill Barr-Laggis	Proxy to Freeman
Lot 31	Scott Crawford	Proxy to John Barney
Lot 32	Timberline Joint Venture	Proxy to Freeman
Lot 33	RLBC-Colleen Hegeman	Proxy to John Barney
Lot 34	Stephen T McDonald	Absent
Lot 35	Unique Development	Proxy to Freeman
Lot 36	Paul & Kate Barney	Proxy to John Barney
Lot 37	330 Belleview, Inc.	Absent
Lot 38	Omnicom Public Storage-D. Dalugash	Absent

Managers present Danny and Jenny DAquila. Toad Property Management representative is Ian. Huckstep present as attorney.

- II. Proof of Notice of Meeting—sent via email and mail on September 13, 2019.
- III. Consideration and Possible Action by the Members to Amend Article IV, Section 1 of the Bylaws Pursuant to Article XII of the Bylaws
  - A) This Agenda item involves discussion of increasing the number of Board Members from 3 to a maximum of 5. Discussion ensued and all parties are in favor for increasing the board to 5 Board Members and 1 Alternate.
  - B) This Agenda item requires approval by a 2/3 vote of the Association's Members, who are in good standing. We had 33 members present and proxies.
    - a. Motion: To amend Article IV, Section 1, of the Bylaws, deleting the existing language and replacing with the following:
      - i. The number of directors shall be at least three, and as many as 7. The preferred

number of Board members shall be 5. The Board shall increase the Board from 5 to 7 only by majority vote by the Board.

b. The above Motion was made and seconded, then was approved by a unanimous vote of the Members.

C) We have 3 possible members wanting to be on the board.

Rask Dietrick, Chris Hensley, and Michael Villanueva.

a. Kevin Freeman made the following Motion: To approve Michael Villanueva as alternate Board Member, and to appoint Rask Dietrick and Chris Hensley as new Board Members.

b. John Nichols seconded the Motion

c. The Motion was passed by unanimous vote of the Members.

IV. Consideration and Possible Nominations for New Board of Director Officers (contingent upon passage of Agenda Item III)

a. John Nichols made the following Motion: To Authorize the Board to define the Board Member terms and Officer positions at a Board meeting before February 1, 2020.

b. Steve Curtiss seconded this Motion and it passed unanimously by a vote of the Members

V. Reading and Request for Approval of Minutes from Preceding Meetings Annual and Board—August 21, 2019  
John Nichols motions to approve and Kevin Freeman seconds. Motion carries, no opposition.

VI. Report of Officers

a. Kevin Freeman sprayed common space and about 5 lots look rough.

b. John Nichols is looking into larger buildings paying their way, assessor's office is creating a report for us to create a new pay structure.

- c. Lot 4A and Lot 4B-discussing creating so they both pay dues.
- d. Kevin Freeman made the following Motion: To direct the attorney (Huckstep) to work with Scott Galley and John Nichols to draft and sign a document confirming that Lot 4(b) (where CB Mobile Mix is located) shall pay an additional Lot's dues beginning in Q1 2020. Steve Curtiss seconded this Motion and it passed by a unanimous vote of the Members.

VII. Report of Management Company

- A) Transferring management over
- B) Roads preparing for winter conditions—Danny has put up snow poles up for the season. Find your curb stop.
- C) Pump house—no water issues. All the meters are installed. We need a laptop that has Windows 10 on it to read meters. Meter is here and a back-up drive pump.

VIII. Old Business

- A) Prepare Budget for 2020
  - Concerns for going over the budget for snow removal.
  - Board decides to let the budget ride for now.
  - John Nichols Motions to accept the budget as drawn.
  - Kevin Freeman seconds motion and motion carries by all.
- B) Toad Property management will be taking over the property management can keep the fees for the rest of the year.
  - a. John Nichols motions to direct the attorney to work with Toad Property Management to negotiate the property management agreement. Steve Curtiss seconds the motion and motion carries by all.

IX. New Business

A) Architectural Review Board

-Discuss and possible consideration of the replacement of resigned members of the Architectural Review Board, by the Board of Directors appointing new members. Ron Chipala is resigning leaving the ARB with 3 board members. Kevin Freeman made a Motion to appoint Earle O'Hagen, John Murphy, and Bill Wheeler to the ARB. Bill Wheeler will be the alternate. John Nichols seconded this Motion and it was approved unanimously by a vote of the Members.

B) Lot 22 Scott Moss-Condominiumization—Not presenting tonight.

X. Establish next Board of Directors meeting—Kevin Freeman motions to send an email out to create the 1<sup>st</sup> quarterly meeting. Rask seconds and motion carries by all.

XI. Notices

XII. Adjournment—Kevin Freeman motions to adjourn at 7:07 pm, Rask D. seconds and motion carries by all.