

Riverland Lot Owners Association
Board of Directors Meeting Minutes
October 30, 2017

- I. Roll Call/ Check-In—Meeting began at 5:27 pm Danny DAquila (resigning board member) Kevin Freeman Board Member, Steve Curtiss Board Member, John Nichols Board Member, Huck Huckstep, Chris Hensley, Jill Barr-Lagis, Ron Chipala, John Murphy, Nancy Essex, Colleen Hegeman, John Barney, Joey, Bill, Peace Wheeler, and Jenny DAquila taking minutes
- II. Proof of Notice of Meeting—sent via email
- III. Reading and Request for Approval of Minutes from Preceding Meeting—August 21, 2017 and October 11, 2017—Kevin Freeman motions to approve seconded by Steve Curtiss, motion carried by all.
- IV. Report of Officers
Kevin Freeman will blow out sprinkler system tomorrow
Danny DAquila resigning from the Board of Directors and Architectural Review Board—Letter was sent to Board of Directors.
- V. Report of Management Company
 - A) Roads—Roads are in good shape, ditches are open. Chris Hensley did some up keep and created better drainage, at his lot.
 - B) Pump house update—both tanks were cleaned and passed state inspection. We need to order a back up pump for pump house #1. Ron is putting on a RPZ.
- VI. Old Business
 - A) Container discussion—John Nichols is updating, Scott Hargrove was on the lead, not here. Snow storage,

parking, and screenage. Needs to go through the approval process. Scott Hargrove has spoken to Scott Moss and Scott Moss will bring a plan to the ARB. Earth tone colors and possible 2 per lots that are built on. Screening is an issue.

- B) Camping discussion—Were concerned about camping on lots that are not in the RV Park. One residential unit per lot. No camping in the park, not changing at this time. Need to have a policy in place by May 1, 2018.

VII. New Business

A) Budgets

- 1) Review 2017—Looks good so far, working on switching budget.
- 2) Approve budget for 2018—Managers will work on end of year budget; have a special meeting before December 31, 2017.

VIII. Other Business

Does the Board want to appoint another Board member? Send an email about an open Board member seat. John Nichols motions that Kevin Freeman (President) and Steve Curtiss (Vice President), Steve Curtiss seconds, motion carries by all.

Fire Department is asking that Riverland Members have better reflective addresses, so Fire and Ambulance can find you.

Peace Wheeler asks about the legal fees being so high.

IX. Establish next Board of Directors meeting

X. Notices

- XI. Executive Session—Consultation with legal counsel pursuant to 38.333-308(4)(f), matters that are privileged or confidential between attorney and client. Kevin Freeman motions to go into executive session at 6:58 pm, Steve Curtiss second. Ending executive session at 7:40pm.

XII. Adjournment—John Nichols motions to adjourn and Kevin Freeman seconds, motion carries by all at 7:41pm.