

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 7, 2025  
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present:                    John Barney  
                                 Steve Curtiss  
                                 Rask Dietrich  
                                 Chris Hensley  
                                 John Nichols  
                                 John Murphy  
                                 Corey Tibljas  
                                 Rob Harper, Toad Property Management

Rob called the meeting to order at 5:36 p.m. and said there was a quorum.

Steve made a motion to approve the minutes of the September 26, 2024 meeting. Rask seconded the motion and it was unanimously approved.

Rask made a motion for the Officers to remain the same as the prior year. Chris seconded the motion and the following appointments were unanimously approved.

President	Steve Curtiss
Vice President	John Nichols
Secretary/Treasurer	Chris Hensley

Rob confirmed STOP signs and parking signs had been put in place. It was generally agreed the signage had helped.

It was generally agreed the snow removal was going well. Rask said there had been ice build up on one corner and pea gravel had been spread in that area. Two accidents in that area had resulted in the gravel being spread quickly and without prior Board approval.

Norm Whitehead had some health issues which had delayed the completion of the water upgrades. Norm had tested the system and was confident the system would work well and could be finished in a week. Norm would invoice when the project was completed.

Rob explained seven water meters would be ordered. Three would be held in reserve and four meters needed to be replaced, an owner expense. John Murphy asked about the chlorine content in the water and Rask explained the level needed to be in line with State requirements. Brian Carney conducted regular testing and Toad would follow up with Brian.

Rob agreed to recirculate to the Board the spreadsheet showing rates and thresholds for water usage in the valley. It would be discussed at a future meeting. Brian would follow up with one building showing high water usage during December as that might be a leak. Rob would also check another lot with high water usage and email the Board with an update.

John Murphy expressed concern about the May 17, 2024 letter from Aaron Huckstep, legal counsel for the Association. The Board had not reviewed the letter prior to it being sent and it was agreed that should not happen in the future. Rob confirmed he had spoken with Aaron Huckstep and future correspondence would be shared with the Board and only sent after Board approval. John Murphy requested an apology letter from the Board but the Board felt that was not necessary at this time. The May 17<sup>th</sup> letter did not accurately reflect the opinion of the Board and Aaron Huckstep did not have all the information at the time of drafting the letter.

Rob said year end financials would be circulated to the Board in the next week or so.

At 6:17 p.m. Steve made a motion to adjourn the meeting. John Nichols seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management