

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 8, 2025  
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: John Barney  
Steve Curtiss  
Rask Dietrich  
Chris Hensley  
John Nichols  
Brian Carney  
John Murphy  
Scott & Matt, CB Mobile Mix  
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:35 p.m. and said there was a quorum.

John Barney made a motion to approve the minutes of the January 7, 2025 meeting. Steve seconded the motion and it was unanimously approved.

Rob explained CB Mobile Mix had submitted a video for construction of a wall. Scott said if the Board approved of the idea, Bill Lacy (owner of adjoining land) would be approached for approval and then a design would be prepared. The wall would be 6 or 8 feet high in the back and 4 feet high at the front. The wall would be on the property line but not within the setbacks. It was generally agreed the concept of a wall would be acceptable subject to approval by Bill Lacy and then ARB review and approval of the completed plans.

Matt said CB Mobile Mix would be able to provide spare concrete for small projects, like valley pans, to help with drainage within Riverland. Rask said coordinating the projects would be challenging and having labor available at the right time to utilize the spare concrete would be difficult. A drainage plan would be necessary prior to any work.

Matt said in 2024 the water meter at CB Mobile Mix had frozen after insulation on the cover was removed by someone. Meter readings were completed remotely and it appeared the meter was working. It was generally agreed the cover could be secured so the insulation could not be removed in the future.

John Barney explained an owner, Jill Laggis, had complained about water meter readings for that building. John said the meter had been monitored for the past 20 days and readings were lower than previously recorded. After discussion John Barney agreed to reach out to the owner and offer a credit of 50% for the 2024 charge as the issue might have been inside the unit and not an issue with the meter.

John Nichols said prior Boards had agreed owners would not be charged for excess water if they had to keep a faucet dripping to avoid pipes freezing during the Winter and that would be considered when reviewing the March meter readings.

Rask explained after investigating the cause of frozen pipes at John Murphy's house it had been determined the connection by the main had frozen and it was part of the original infrastructure, not an

owner responsibility in his opinion. The work, during the Winter, had been significant and a permanent solution could be investigated once snow melted. John Barney and John Murphy would prepare a simple sketch of the current pipes and then Rask would prepare an estimate of cost. Rask would also do some exploratory work to locate copper pipes. John Barney made a motion for the Association to pay Rask Dietrich for the completed work to restore water to John Murphy's house. John Nichols seconded the motion and it was unanimously approved.

The Developer of neighboring property said the Fire Department had requested a fire hose be stored at the edge of the property and connected to a Riverland fire hydrant. The hose would only be used if a fire started on the new development and it would be temporary until the development had completed work to supply their own water. The Fire Department had also requested a 12 inch main to the edge of the Whetstone development, the property line with Riverland. It was generally agreed the above would be acceptable to the Board. Rask agreed to reach out to the Crested Butte Fire Protection District for confirmation of the above and Rob would then respond to the Developer.

Rask confirmed road maintenance would occur when the weather conditions permitted. Rask said some temporary repairs had been made during the Winter in response to calls from multiple owners. Road base would be added as necessary in line with the Budget.

Rask said Norman Whitehead would complete infrastructure work in the Pump House during the next week. Brian and Norman would work together so Brian had an understanding of the improvements.

Brian said he would work on a fee schedule for water usage and submit to the Board for review.

The next meeting was scheduled for July 8, 2025 at 5:30 p.m.

At 6:30 p.m. Rask made a motion to adjourn the meeting. John Barney seconded the motion and it was unanimously approved.

---

Rob Harper, Toad Property Management