

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 30, 2024
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: Steve Curtiss
John Nichols
John Barney
Chris Hensley
Rask Dietrich
Brian Carney, Western Water Pros
Kat Loughan, Toad Property Management
Aaron Huckstep (“Huck”), Legal Counsel

Kat called the meeting to order at 5:45 p.m. and said there was a quorum.

Steve said he had two questions regarding the Free Water Agreement and Huck was participating in the meeting to answer those questions. Huck addressed Steve’s concerns. The Board had the right to impose a fee if the use of water exceeded 1.85 acre feet per year and Steve said he would like to know how much additional water might cost. The fee structure had been prepared but might need to be updated.

Rask explained Norman Whitehead had been working on the water system and Norman expected everything to be ready and tested within the next week. Once the improvements were running he would be able to train Western Water Pros on the system. Norman had not been charging for his work over the past few weeks while he had been checking the system. Norman had confirmed the well was producing well and storage tanks were at acceptable levels. No new well was required at this time. Having a permit in place for a new well would allow the Association to proceed quickly if the situation changed.

Steve said his business had not exceeded the 1.85 acre feet of water in the past 12 years. Water usage of a future owner was unknown and the fee structure could be addressed in the future. A monthly gallon usage sentence in the Free Water Agreement was not necessary as the Upper Gunnison Water Conservancy District based their figures on annual usage. Huck confirmed he had sufficient direction on the Free Water Agreement.

John confirmed an electrician had completed the work at the Hargrove building and exterior lighting was now shielded and dark sky compliant. Huck said the Design Guidelines could be amended to reflect wording for new technology, including LED lighting and dark sky lighting. Huck agreed to draft that amendment. No Covenant amendment would be attempted at this time.

Chris said discussion during the last meeting had raised several questions for the Water Attorney. Huck agreed to follow up with the Water Attorney regarding the Rozman Ditch, a new well permit and how long that could be obtained prior to drilling and review if the Association had sufficient water.

Huck left the meeting.

Brian Carney said meter readings had not been read for the past couple of months due to a problem with the device to read those meters. Western Water Pros would continue to troubleshoot. Rask said Norman would be in contact with Western Water Pros once he had complete work on the water system and testing.

Rask said the work at the North Entrance would cost approximately \$100,000. Chris suggested proceeding with the water matters and then focus on the North Entrance. The asphalt paving would help with snow removal but there would not be any benefit to drainage issues. It was agreed to delay the asphalt paving until the water system cost was known. A bill had not been received from Norman for a couple of years.

Steve suggested reviewing the fee schedule for water usage and several months of data was needed to conduct that review. Kat asked Board members to copy her on emails to Rob.

At 6:31 p.m. John made a motion to adjourn. Steve seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management