

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 12, 2024
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

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

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

Chris made a motion to approve the minutes of the July 30, 2024 meeting. John seconded the motion and it was unanimously approved.

Rob explained there was no further update on the Waste Management gate.

Chris made a motion to approve the Free Water Agreement with Rocky Mountain Trees as prepared by Aaron Huckstep. Board members, including Steve Curtiss, would review the Agreement one more time and provide any comments or concerns within 24 hours of the motion. John Nichols seconded the motion and it was unanimously approved.

Rob explained Norman Whitehead had provided an update on progress with the water system. New control boxes had been installed at Pump House #1 and Pump House #2. The upgrades would provide updates on water levels via the internet. New radios had been installed for communication between the two pump houses. The cost for all the materials and installation would be approximately \$20,000 and testing would start in the next week. Rob agreed to check with Norman that the system would provide text alerts if a drop in the water level was recorded. Rask confirmed Norman was at Riverland most days and Rask said he would remind Norman to submit an invoice for the work.

Rob said the water meters had finally been read and 3 months of water usage information had been provided on a spreadsheet. Bills, based on a 3 month average, had been sent out to owners and one owner had already responded with questions regarding the quantity of water used. Rob said Brian Carney would check the figures to make sure the math was correct. Only three lots were being charged for a high level of water usage.

Rob explained a spreadsheet had been prepared setting out the water usage charges in other areas throughout the valley for comparison with water usage and charges in the Association. Rob agreed to check one lot which had a meter but no meter reading was available. Rob said he would prepare a document setting out different tiers for water usage above 7,000 or 10,000 and Rob recommended it be limited to three tiers for ease of management. Chris stressed the purpose was to make people more aware of water usage rather than being a revenue source for the Association. Attempts would be made to have the tier levels set by Summer 2025.

Prior to the meeting a draft 2025 Budget had been distributed to the Board for review. Rob confirmed \$100,000 had been moved to the Money Market account to gain some additional interest. Rask agreed

to check with Norman that an additional well was not necessary as a result of the water system improvements. Rask said he would follow up with Norman and determine when Norman would be able to train Brian Carney on the water system. It was generally agreed Brian needed to provide monthly information to the Board on water usage and any water concerns as part of the Operator Services payment of \$15,000 per year.

John Nichols suggested setting aside \$100,000 for paving the North Entrance in 2025 subject to Norman confirming the cost of the recent water system improvements. After discussion John Nichols made a motion to approve the 2025 Budget with dues remaining at the current level. There would be discussion at the annual meeting to alert owners of a possible small assessment in 2025 if all of the cost of the paving could not be taken from Reserves. Steve seconded the motion and the 2025 Budget was unanimously approved.

Rob said he would prepare the annual meeting documents, including the approved 2025 Budget. Documents would be sent by regular mail and email with reminder emails being sent. The annual meeting was scheduled for October 9, 2024 and held at the Center for the Arts.

It was agreed the 2025 annual meeting would be in early September and Chris stressed the need to email all owners with the board meeting schedule so interested owners could participate. Rob agreed to email that information to all owners.

Rob said Aaron Huckstep ("Huck") had requested a meeting in late September/early October with the Board to discuss Design Guidelines and an Executive Session for legal matters. Chris stressed the need for better communication between the ARB and the regular Board. The installation of shipping containers was discussed as lot sizes were different and different regulations existed for lots. Rob said there could be a board meeting immediately after the October 9th annual meeting to elect officers. Rob agreed to ask Huck to provide a copy of the proposed amendments to the Design Guidelines and there could be discussion at a future meeting.

John Nichols explained Huck had questions regarding the ownership of the small parcel of land (less than an acre) by the Mobile Mix parcel. It was agreed more information was needed from Huck and Rob agreed to email Huck.

At 6:50 p.m. John Nichols made a motion to adjourn the meeting. Chris seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management