

**RIVERLAND LOT OWNERS ASSOCIATION  
ANNUAL MEETING OF OWNERS  
OCTOBER 9, 2024  
CENTER FOR THE ARTS MEETING ROOM  
CRESTED BUTTE & VIA ZOOM**

Present:

Unit 1	Buckley Drive Condo Association
Units 2 & 3	Steve Curtis / Rocky Mountain Trees
Unit 4 & 9	John Nichols – via Zoom
Unit 5	Riverland Center LLC
Unit 12	Waste Management - Sampson Brozek
Unit 15	Todd Parker – Parker Dirtworks
Unit 19	Rask Dietrich / Whetstone Partnership LLC
Unit 22	Scott Moss
Units 24 & 25	Kevin Freeman / Freeman Properties
Unit 26	Richard Sweitzer
Unit 28	John Murphy
Unit 29 & 36	Paul Barney
Unit 35	Earle O’Hagan / Unique Development Group LLC
Unit 39	CB Mobile Mix
	Rob Dickinson
	Corey Tibljas – via Zoom

Rob Harper, Toad Property Management

Proxy to Chris Hensley	Unit 14	Bill Frame / Gears Inc.
	Unit 33	Hegeman

Proxy to Steve Curtiss	Unit 7	Bob Huckins / Greg Wiggins
	Units 10 & 11	CB Self Storage LLC / Greg Wiggins
	Unit 20 & 21	Scott Hargrove
	Unit 22	Scott Squared, LLC

Proxy to John Nichols	Unit 1	Tim White
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Rob Harper called the meeting to order at 5:37 pm and confirmed there was a quorum. Notice of the meeting had been mailed on September 20, 2024.

Steve Curtiss made to approve the annual meeting minutes of October 18, 2023. Rask Dietrich seconded the motion and it was unanimously approved.

Steve Curtiss, Rask Dietrich and Chris Hensley gave an update on water. Significant upgrades had been made to the water system to improve monitoring. The system was currently in the testing phase and once everything was operational the Board would discuss if an additional well was required. At the present time there appeared to be adequate water and financially the Association was in good shape, although an invoice for the significant amount of work performed by Norman Whitehead had not yet been received. Chris Hensley said the Board was currently reviewing the water usage fee structure and there might be adjustments to the fee structure for the higher water users. Most people would not

see a change in usage fees. Rob Harper said he was continuing to work with Brian Carney to improve the collection of meter readings and presentation of water usage information.

Rob Harper said dues would remain the same in 2025. The Association had approximately \$140,000 in the Bank and some capital projects were being discussed. Paving at the North Entrance was being discussed by the Board. Concern was expressed about the speed of some vehicles and also the condition of the existing roadbase. Some owners preferred to focus on maintenance/improvements of the gravel roads and hold the funds until the results of the water monitoring were known. Rob explained Rask Dietrich of Dietrich Dirtworks would be plowing the roads during the 2024/2025 Winter.

John Nichols made a motion to ratify the 2025 Budget as presented. Rask Dietrich seconded the motion and it was unanimously approved.

Rob Harper said Rask Dietrich and Chris Hensley were willing to continue on the Board and no additional names had been put forward. Steve Curtiss made a motion to elect Rask Dietrich and Chris Hensley to the Board for additional three year terms. John Nichols seconded the motion and it was unanimously approved.

Rob explained Board meetings were held quarterly and the dates for the 2025 meetings had been circulated to all owners as well as displayed on the Toad website: [www.toadpropertymanagement.com](http://www.toadpropertymanagement.com). All owners were welcome to attend the Board meetings and owners were encouraged to join the Board in the future.

Corey Tibljas expressed interest in purchasing the old Bus Stop for approximately \$1,500 to \$2,000. No other owners expressed interest in buying the old Bus Stop and the Board would continue to discuss with Corey. If the Bus Stop was purchased it would need to be moved onto the lot and out of the common space.

Concern was expressed about vehicles parked on the roads. Rob Harper said the State had strict regulations regarding towing and it was necessary to give 24 hours notice to move the vehicle. Warning stickers could be put on the window of vehicles parked on the street.

Rask Dietrich encouraged owners to reach out to him with any questions or concerns about the snow removal so it could be quickly addressed and corrected.

At 6:30 p.m. Rask Dietrich made a motion to adjourn. Chris Hensley seconded the motion and it was unanimously approved.