

**RIVERLAND LOT OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 25, 2024  
318 ELK AVENUE, CRESTED BUTTE AND ZOOM**

Present: Steve Curtiss  
John Nichols  
John Barney  
Chris Hensley  
Phil Kern, Western Water Pros  
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:38 p.m. and confirmed a quorum.

John Nichols said the lack of a low water alarm had caused an issue recently and Norman Whitehead had said he would be able to install the alarm by the end of the month. Phil confirmed they would be able to install a float triggered alarm and internet service would be required in that location as alerts would be sent via text messages. If Norman was not able to install an alarm by the end of the month Phil agreed to prepare an estimate of the total cost for the float triggered system.

Phil stressed the need to be able to troubleshoot issues with the system and John Nichols confirmed the Board would work with Rask and Norman to prepare a plan going forward.

Phil left the meeting.

Concern was expressed about the meter reading spreadsheet and Rob agreed improvements could be made to the way the information was gathered and presented. Toad and Phil could work together to improve the gathering and presentation of the information. Chris stressed the importance of the spreadsheet being provided to owners on a monthly basis. It was agreed the column with owner names would not be shown on the spreadsheet and the spreadsheet would be rebuilt to make it easier to understand.

Rask confirmed Norman Whitehead would have the low water meter installed and operational by the end of the week.

Rask said United had provided a bid of approximately \$90,000 to pave the north entrance. It would not be possible to fix the drainage issue in that area.

John made a motion for Rask Dietrich to perform snow removal during the 2024/2025 Winter. Chris seconded the motion and it was unanimously approved.

Scott Hargrove would install motion sensors on his exterior lights. John agreed to draft a letter to the neighbor who had complained about the existing lights.

After discussion it was generally agreed the Association would not pay Steve Curtiss for the Rocky Mountain Trees water rights. John made a motion to not pay for the Rocky Mountain Trees water rights and ask legal counsel to prepare an agreement and circulate to the Board for approval. Chris seconded the motion and it was approved by a majority with Steve abstaining.

Meetings would be held quarterly and start at 5:30 p.m.

The Annual Meeting was scheduled for September 4, 2024 at Queen of All Saint's Meeting Room and starting at 5:30 p.m.

Concern had been expressed about the concrete plant and John Nichols agreed to follow up with the owners.

At 7:11 p.m. Chris made a motion to adjourn the meeting. Steve seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management

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