

**RIVERLAND LOT OWNERS ASSOCIATION  
ARCHITECTURE REVIEW BOARD  
TUESDAY, NOVEMBER 30, 2021  
11:00 A.M.  
VIA ZOOM**

Participating via Zoom: Kevin Freeman  
Scott Hargrove  
Earle O'Hagan  
Chet Boyce, Toad Property Management  
Scott Moss, Lot 22

Chet called the meeting to order at 11:08 a.m. and confirmed notice of the meeting had been sent on October 25, 2021.

Kevin Freeman's arrival completed a quorum.

Scott Moss explained that he was seeking to condominiumize Lot 22 on the advice of his accountant. Condominiumization of the lot would create 3 units: Unit A, the apartment, Unit B, the shop, and Unit C, development rights to a separate building that would bring the lot up to its square footage limit. Scott said that his lot was eligible for 4,500 square feet of construction and the total construction on his lot collectively had reached about 3,000 square feet.

Scott Moss said that condominiumization would transfer legal ownership of Lot 22 from Scott Squared, LLC to a combination of Scott Squared, LLC, Scott Moss, and his wife. Scott said that the use of the lot would not increase or change until the potential future sale of one of the units.

Scott Hargrove made a motion to approve Scott Moss's request to condominiumize Lot 22. Earle seconded, and the motion was unanimously approved.

Chet said that he would provide Scott Moss with a letter of approval.

Board members noted that it was often difficult to reach a quorum when the ARB met, and there was some discussion of whether Bill Wheeler might be willing to step down from the Board to allow a more active Board Member to participate. Chet said that he would reach out to Bill to discuss.

Chet said that the owners of Lot 18 and Lot 38 had been sent letters giving them 90 days to remove the temporary storage on their lots. Chet said that approximately 120 days had passed since this letter had been sent, and the temporary storage had not been removed from either lot.

It was generally agreed to send both lot owners another letter giving them 7 days to apply for a variance to allow them to keep the temporary storage on their lots. If the ARB did not receive these applications, the ARB would be forced to involve legal counsel and would require the owners of Lot 18 and Lot 38 to bear the legal expenses.

Earle said that he had halted plans to install a quonset hut on his lot for covered storage and was shifting direction to use a lower-profile pitched roof that would blend into the landscape better. Earle said the structure would be in the same location and would feature the same colors and materials that had previously been approved. Scott Hargrove asked that Earle send Chet updated drawings of the structure, so that Chet could circulate the new plans and the Board could approve the plans via email.

The meeting was adjourned at 11:24 a.m.

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Rob Harper, Toad Property Management

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