

MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.

April 8, 2015

Present: Becky Waugh, Pat Vitela, Tim Heavers and Roy Anderson.

Guests Present: Kathy Heavers, Open Space Committee;
Jack McKelvy, Gerry Witt, Bill Thompson, Dora Padilla and Dan Bradburn, Residents.

Meeting called to order at 10:00 am

Minutes: Minutes from the March 11, 2015 OPHOA Board Meeting were approved.

Kathy Heavers presented the 15 Open Spaces that her committee monitors and cares for. She said that all the members of her committee (see chart below) are willing and able to serve on the committee and perform the roles they've volunteered to do. She also requested the Board to consider granting her approval to include a monthly construction activity report regarding the new Rec Center Project in the OP Newsletter.

Open Space	Committee Member
1. Planter at the entrance	Betty Hall & Pat <u>Vitela</u>
2. Island at entrance	Pat <u>Vitela</u>
3. Mailbox kiosk	Board
4. Walk beyond mailbox kiosk and grass by Tennis Court area	Pat <u>Vitela</u>
5. Tennis Courts	Board
6. Spillway	Nancy <u>Bradburn</u>
7. Wetlands across from the spillway	Nancy <u>Bradburn</u>
8. Open space to the east (between <u>Huglin</u> & Johnson)	Betty Hall
9. Marina	Board (Tom <u>Heffernan</u> – trash)
10. Otter Pond	"The Pond Guys"
11. Silt retention pond	David Beard & Dan <u>Bradburn</u>
12. Boathouse	Board
13. Access road to Otter Pond Estates (across from Heavers)	Kathy Heavers
14. Otter Pond Park	Kathy Heavers & Kathy <u>Heffernan</u>
15. The Ditches	John <u>Vitela</u>
16. South entrance to Otter Pond (off Otter Road)	Owners of adjacent properties

**This list courtesy of the Open Space Committee, Chairperson Kathy Heavers. Version dated 4/10/2015*

Bill Thompson explained the boat he used to own, which now belongs to Denver and Marilyn Emmons, has been used for years for cleaning and maintaining the pond and will not fit in the Boathouse. He said he would appreciate a letter from the Board to Denver and Marilyn, and copy him, granting approval to dock it on the Pond for the non-winter months of the year. The Board agreed to send a letter as Bill requested.

Guests Jack, Gerry, Bill and Dan all voice their concerns about the beaver problem and its destructive behavior. They said "something needs to be done soon." The Board pointed out that it has never stopped anyone from setting traps on their own property, and that every homeowner has the right to protect their property from destructive wildlife (this is also a right protected by Colorado law). The Board has always paid for beaver removal in the past, and will continue to do so going forward. The board will continue to pursue safe and humane methods of handling nuisance wildlife in the common areas consistent with both Colorado Wildlife laws and Article VI Section 6 of the CC&Rs.

Unfinished Business:

Non-Compliance Issues – None to report.

Records Security Discussion – Tim will formulate a policy for electronic storage of all HOA records and propose it to the Board for approval at the next meeting.

Annual Meeting Minutes – All the missing year's minutes (2012, 13, & 14) have been located and electronic versions given to Tim.

Hermosa Landscaping – Tim indicated that Hermosa will submit monthly invoices which he will then pay; an improvement over payment mechanisms employed in the past.

Snow Removal – Tim purchased 5 \$25 Visa gift cards, and Becky wrote Thank-You cards and delivered them to the individuals who helped during the snow storms.

Ditch Maintenance – All ditches have been cleaned for Spring.

New Business:

New Non-Compliance Issues – None.

Review Financial Reports – Tim provided current reports. They were reviewed and approved without change.

Upgrade Version of QuickBooks – Becky made a motion that the Board pay the fee to upgrade Quickbooks for Tim's continued use. Pat seconded. Passed unanimously.

Wildlife Policy – Becky provided a draft for Otter Pond Policy #9: Wildlife for the Board members to review and provide feedback - the goal being a completed Policy statement that can be voted on by the Board at the next meeting. Becky made a motion for the Board to contact Wade Wilson in pursuit of a safe and humane method for Beaver removal from the Pond Common areas. It was seconded and passed unanimously.

Convenants & Five Year Financial Reserve – Becky suggested that a special Board meeting be scheduled in the future to review these two subjects and decide what, if anything should be done in terms of updating them.

Next Newsletter ideas – Becky made a motion that the Rec Center construction bulletins be added to the Newsletter; Pat seconded; Passed unanimously.

Committee Chairs: Open Space – Becky will check with Hermosa on what it will cost to remove the dead trees in the Otter Pond Park area.

Other Committees – no reports.

Next Meeting – Next month's meeting will be Wednesday, May 13th at 10:00 am.

Meeting adjourned at 12:20 pm

--Minutes submitted by Roy Anderson, HOA Secretary