

MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
May 13, 2015

Present: Tim Heavers, Margaret Noah and Roy Anderson.

Guests Present: Bill Thompson, Dan Bradburn, Amy and Tadd King, Residents.

Meeting called to order at 10:00 am

Minutes: Minutes from the April 8, 2015 OPHOA Board Meeting and the April 24, 2015 Special Board Meeting were both approved.

Committee Reports:

Pond – Bill got pontoon boat started; 1 big pump (north end) is out of service; he will check with Grand Junction Pump & Repair to see what they will charge to fix it. Water is not going over the damn - Dan will check & correct.

Tim mentioned that the main ditch that feeds the pond needs to be cleaned - this does not belong to OPHOA. There is a 50' easement (from the center of the ditch) and the ditch owner has a right-of-way by Colorado Law. This could affect the home owners who back up to the ditch. Tim will draft an information letter for the next newsletter.

Open Space – Kathy asked that everyone keep an eye on Hermosa, esp. regarding weed control.

Unfinished Business:

Wildlife Policy – Tim's draft Policy (developed for Special Board Meeting, 4/24/15) was reviewed. Tim made a motion that the draft Policy be adopted as written; Roy seconded; Passed unanimously. This Policy will be posted on the web site (by the Secretary) and attached to the next Newsletter.

New Business:

Review Financial Reports – Tim reviewed current reports - expenses are on track (all bills have been paid). All but one home owner has paid their 2015 dues - A lien has been filed against that home for \$358 + \$100 late fee.

Non-Compliance Issues – The Tucker home, currently "owned" by Sun West Realty, lawn is not being cared for - Tim will contact them. Same problem with Holland home which is now bank owned.

Appointments to the Board – To fill the vacancies created by the recent resignations of Becky Waugh and Pat Vitela, Tim made a motion that the visitors be appointed as new Board members: Amy & Tadd King (together representing a single board member/vote); Bill Thompson; and Dan Bradburn. The motion was seconded by Roy; Passed unanimously. This brings the Board membership to 6, which is permitted by the Covenants.

Election of Officers – After discussion, Tim nominated Margaret as President, and Dan Bradburn as Vice President. The nominations were seconded by Bill. The vote for both candidates was unanimous. Tim remains Treasurer; Roy remains Secretary.

Web Site Maintenance – After discussion, Roy volunteered to maintain the web site, with consulting advice and support from Tim! There were no objections from the Board.

Other Business – none.

Next Meeting – Next month's meeting will be Tuesday, June 9th at 4:00 pm.

Meeting adjourned at 10:57 am

--Minutes submitted by Roy Anderson, HOA Secretary