

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

June 9, 2015

Present: Tim Heavers, Dan Bradburn, Amy and Tadd King, Margaret Noah and Roy Anderson.

Guests Present: Kathy Heavers, Open Space Committee Chairperson.

Meeting called to order at 4:00 pm

Minutes: Minutes from the May 13, 2015 OPHOA Board Meeting were approved.

Committee Reports:

Open Space – Kathy reported that weeds are a serious problem in several open spaces. She has had repeated phone calls and meetings with Ryan (Hermosa). Finally after a concerted effort, they have poisoned and pulled weeds and the problem spaces now look good. She asked us all to continue to monitor all areas closely. Kathy will be the **primary** contact with Hermosa going forward (there should be only one person giving them instructions).

The Board will take care of the finding a contractor to remove the dead trees in the OP Park.

Pond – Dan learned that the aeration devices located at a depth of 15 feet result in excessive pressures required of the pumps which is burning them up. He said the Pond Committee will attempt to move them to a location that is 6 to 8 feet deep. The diffusers are okay last time checked, but Dan has 2 new ones he will install with the new pump.

The Silt Retention Pond is still not working, but Dan will try to fix it this month.

Tim said the new pump & motor has not been ordered yet. Dan will contact Les Gorforth (Electric Motor, Inc.) and ask him to place the order immediately. The estimated cost is approximately \$2,100.

Social – The June Picnic has been cancelled (due to lack of response). May try to reschedule in the Fall.

Unfinished Business:

Ditch Report – John's report emailed prior to meeting... ditches are currently in good condition.

Non-Compliance Issues – Tim has filed a lien against the Holland property (bank owned).

New Business:

Review Financial Reports – Tim reviewed current reports - expenses are on track; all bills have been paid. All home owners, except one, have paid their 2015 dues. Tim suggested that the Boat House and Pond Pumps need to be depreciated and added to the Annual Budget.

Non-Compliance Issues – No new ones.

Other Business – Tim suggested that the Board should review the Capital Improvement Reserve Fund study done in 2013, update it and incorporate it into the budget. This document is on the web site (under the Documents page).

Next Meeting – Next month's meeting will be Tuesday, July 14th at 4:00 pm.

Meeting adjourned at 5:00 pm

--Minutes submitted by Roy Anderson, HOA Secretary