

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

July 14, 2015

Present: Tim Heavers, Bill Thompson, Amy King, Margaret Noah and Roy Anderson.

Guests Present: Kathy Heavers, Open Space Committee Chairperson.

Meeting called to order at 3:00 pm

Minutes: Minutes from the June 9, 2015 OPHOA Board Meeting were approved.

Committee Reports:

Open Space – Kathy reported that weeds are still a concern mainly in Otter Park. She said Ryan continues to be very responsive when she calls - and just before the 4th (of July) he sent his whole crew out and pulled all the weeds in the Park.

Kathy also said the Open Space committee believes that the line of trees along the sidewalk from the mail boxes to the tennis court (which belong to the HOA) require work - they are not sure if they can be trimmed and made healthy or if they have to be removed.

Pond – Bill reported that the pump (ordered last month) has still not arrived. He spread a probiotic aquaculture product (called *pureBACTERIA ABP™*) into the pond last week and has already noticed remarkable results - fish jumping and a change in color (more clear). This product kills the harmful bacteria in the pond and in the fish, and clears the water. He has enough for 3 more applications before October.

Bill reported he will put three more aeration lines in later next month after the new pump is installed. This will result in 14 heads - the more there are the greater the impact on reduction of mosquito and midge hatches. He will need approximately 1500 feet of hose (at \$1/foot). Attached at the end of these minutes is a hand drawn map of the current aeration lines and the proposed new ones (dashed lines).

Unfinished Business:

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

Ditch Tour with UVWU – On July 2nd Margaret, Tim, Greg Pink, David Beard and Andrew Beard toured the OP ditches with an expert, Ed Suppas, from the Uncompahgre Valley Water User's (UVWU) district. There are 2 sources of water to Otter Pond. This winter the UVWU will clean the entire F ditch, and the culvert under the street feeding into OP. Trucks will haul away all the silt and debris they collect. The attendees learned that the current ditches cannot be diverted or gain access to more water than they already provide.

New Business:

Non-Compliance Issues – Two bank-owned properties need to be cleaned up. Tim is in contact with both banks and is working the issue. Three non-compliance letters were sent out this past month.

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 (a lien has been filed against the home for those dues - assuring us that we will eventually get payment). Tim commented that the Boat House, Docks and Pond Pumps need to be depreciated and added to the Annual Budget. We have taken in \$30k this year, and have paid all bills including the new pond pump (\$6k), pond chemicals (\$675) and repairs of the tennis court sidewalk (\$4.6K).

Other Business – Reserve Study (2013): Tim spent the last month thoroughly reviewing the *2013 Reserve Study Notebook*, containing background material about the HOA's assets and how their values and future repair/maintenance expenses were derived and projected. The Board appreciates the depth of study, the subject complexity and the quality of the result that this Study represents, and together we commend those who undertook

and completed this project two years ago. The reserve study will be circulated among board members to broaden knowledge of reserve requirements.

Tim developed a Capital Budget Model using the same assets identified in the *2013 Reserve Study*. The model forecasts reserves requirements based on a flexible set of assumptions such as inflation rate, percent of dues contributed to reserves, etc. The model can be used to determine what the annual dues needs to be in order to achieve estimated capital expenses 12 years into the future.

Roy made a motion that Tim's new **Capital Budget Model** be adopted as the vehicle to project future dues requirements and necessary Reserve Fund balances, and that over the coming months before the next Annual Meeting, each future expense item (in the model) be reviewed by those within the Otter Pond Community with the most knowledge of that particular subject, so that by the Annual Meeting the Summary Sheet can be presented to the community with confidence. Bill seconded the motion; it passed unanimously.

Next Meeting – Next month's meeting will be Tuesday, August 11th at 4:00 pm, at *Sooolutions*.

Meeting adjourned at 4:50 pm

--Minutes submitted by Roy Anderson, HOA Secretary

