

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

August 11, 2015

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

Guests Present: Andrew Beard, *new Resident* at 1824.

Meeting called to order at 4:02 pm

Minutes: Minutes from the July 14, 2015 OPHOA Board Meeting were approved.

Tim requested two items be added to the Agenda: (1) ALRB application process; and, (2) 10 trees on tennis court sidewalk (near the mailboxes).

Guest Comments: Andrew expressed concern about the condition of the property West of the Silt Retention Pond, bordering his property on the East. He believed this was OPHOA property ("Open Space") and wanted to know if it could be deeded to him so he could landscape and care for it. Tim pointed out that this land was "granted to" a previous owner in 2003, but that action was never recorded with the county. The Board unanimously agreed the property should belong to Andrew. Andrew will investigate how to legally change the boundary of his property (to include this land) with the county and proceed to do the filing.

Committee Reports:

Open Space – Tim reported (on Kathy's behalf) that the weeds are under control in Otter Park, and Hermosa is doing a very good job now.

Pond – Dan reported that the new pump has now been installed and is working well. He said the committee still needs about 1000' of hose to add more aerator heads in the pond - this will cost about \$1,000.

Unfinished Business:

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

ALRB Application Process – Tim pointed out that a *Form ALRB-1* submitted in June was incorrectly approved by the ARB. The form was missing a required signature from one neighbor, and specific required documents from the city, and as a result should not have been approved. Dan will go to the homeowner and explain the problem.

Trees along Tennis Court Sidewalk – Tim noted that the 10 trees lining the sidewalk are diseased. He said they may be salvaged but we need a professional arborist to assess their condition and recommend a course of action. Tim agreed to contact someone in the tree business.

New Business:

Non-Compliance Issues – None.

Review Financial Reports – Tim reviewed current reports - expenses are on track; all bills have been paid. A \$200 voluntary contribution was made to the Pond Committee!

At the next meeting, Tim will have a proposal for the valuations of OP assets he feels should be part of the HOA's financials (e.g., boathouse, docks, pond pumps, etc).

Other Business – Boat House Chairman: Margaret said the chairman (David Beard) has resigned. We need to find a new chairperson!

– **Social Activity:** Margaret suggested that we need to have a community-building activity to welcome all the newcomers. An *Ice Cream Social* was suggested in September at Otter Park. Margaret will contact Kathy Heffernan to request the Social Committee organize this event.

– **HOA Annual Meeting:** Margaret said we need to pick a date for this year's annual meeting. The board decided on Thursday, November 19th from 6:00 to 8:00 pm. Roy will call and reserve a venue.

– **Covenant Review/Updates:** Roy asked if he could make a proposal at the next Board meeting to define a process whereby the Covenants could be reviewed and modernizing updates recommended for approval at the Annual Meeting. The board agreed to add this as an agenda item for the September meeting.

Next Meeting – Next month's meeting will be Tuesday, September 8th at **3:00 pm**, at *Sooolutions*.

Meeting adjourned at 4:59 pm

--Minutes submitted by Roy Anderson, HOA Secretary