

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

September 14, 2016

Present: Margaret Noah, Tim Heavers, Charli Oswald and Roy Anderson.

Guests: Alma Buis

Meeting called to order at 3:05 pm

Minutes: Minutes from the August 10, 2016 OPHOA Board Meeting were approved.

Committee Reports:

Neighborhood Watch – Alma requested \$200 to cover costs of the upcoming Neighborhood Watch committee meeting (9/21, 7pm at Quality Inn), refreshments, room rental and a thank-you gift for the Montrose Police Dept. Motion by Tim to approve up to \$200 spend; Roy seconded; passed unanimously.

ARB – no report.

Boat House – *Secondary* applications must be renewed by 9/30/16 – forward them to David Beard. (*Primary* applications are not due this year.)

Open Space – Tim asked Margaret to contact a tree-specialist she knows to make a recommendation on the cottonwoods at the mail box – recommendations will be discussed at the next meeting.

Pond Committee – David Beard cleaned the aerator diffusers (many were very clogged); he requested a second set of diffusers so they can be quickly rotated and then cleaned on-shore. Roy moved that we buy about 30 diffusers; Tim seconded; passed unanimously.

Silt Retention Pond Committee – no report

Social – ice cream social was a huge success; thank you David & Janene for hosting.

Unfinished Business:

Ditch Maintenance – Tim paid Bull Basin Construction invoice \$325.00.

Covenant Review Committee – Roy presented a *mechanism* for sending out proposed changes to the residents and collecting notarized votes. The final *process* will be reviewed at the October Board Meeting; meanwhile Roy will send proposed text changes to the Committee for final approval by October 1st. Goal is to mail changes to residents after Board approval on October 13th, request returned votes by December 1st, and present results at the Annual Meeting.

New Business:

Non-Compliance Issues – 2 letters regarding trees, and 3 letters regarding weeds were sent this month.

Financial Reports – Tim reviewed the end of August balance sheet explaining all bills have been paid and the checking and reserve accounts are on target. He said reserve funds are healthy and no annual dues increase is planned at this time. The aerator diffusers purchase approved above will be paid for from the reserve account.

Board approved \$200 for a new tennis court net - old one was very worn.

Other New Business –

Fishing at Marina: Board discussed "no fishing" at the Marina, but decided to take no action.

Annual Meeting Plans: Document assignments were made to Tim and Roy. Agenda and other required documents will be presented by their respective owners at the next meeting.

Next Meeting – Next meeting will be Wednesday, October 12th at **3:00 pm**, at *Timberline Bank*.

Meeting adjourned at 4:30 pm

--Minutes submitted by Roy Anderson, HOA Secretary