

**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**OTTER POND HOMEOWNERS ASSOCIATION, INC.**  
**March 11, 2014**

**Present:** Gene Oringderff, Becky Waugh, David Beard, and Jennifer Taylor

Meeting called to order at 10:35am. (Motioned by Gene, second by David)

**Minutes:** Minutes from the previous OPHOA Board meeting (February 11, 2014) were approved. (Motioned by Becky, second by David)

**Unfinished Business:**

**HOA Board Liability Insurance review**-our insurance company did a walk-thru and the signs we have in place are OK.

**Mail Kiosk Bulletin Board Damage**-the mailbox issue has been closed.

**Yearly HOA insurance review**-Dan Shaw recommended increasing the liability protection on our General Commercial policy from \$1M/\$2M to \$2M/\$4M at an additional \$88 per year cost. This was accepted by the board. Gene will get ahold of Dan Shaw to make the increase. It was decided by the board that each homeowner will check their own policies, and no notice to do so will go into the newsletter.

Item was moved to close by Dave, second by Becky

**Tennis Courts**-this item will remain open because of weather. We will discuss more at the April meeting.

**Silt Pond**-Dave received a 2<sup>nd</sup> quote. David Bradburn didn't see a need for our silt pond to be cleaned, yet. It was decided by the board to take the recommendation and wait to clean it out. Gene moved to close, second by Becky.

**Landscape**-GrassBusters Landscaping contract was submitted to the board. It is the same as last year, the board approved the contract. Item closed.

**Ditch Maintenance**-Ditch Cleanup and Maintenance purchase order was submitted to the bookkeeper by Dave, a copy was also submitted. Item closed.

**Midges-** No spraying as agreed last year. Gene suggested to spray for mosquitoes. The board will look into it if a need arises. Item closed.

**New Business:**

**Review Financial Reports and Actual Costs vs Budget Estimates-**Correction to mowing and landscape was made.

Dave reviewed the balance sheet and the Rolling 12 Month. Balance sheet now shows a positive balance. Taxes have been paid and the form was submitted to the secretary book.

**Gift Card Appreciation for the Snow Crew-**Becky will make a thank you note to those who have helped in the snow removal. We will thank them for the use of their gas and vehicle. David will get Visa gift cards of \$25 to give to each person involved. Gene moved to close, second by David.

**CC&R Inspections and Review-** Property at 1822 is in violation of Article III, Section 1. It was agreed by the board to send a non-compliance notice about this violation, with a clear understanding that upon the loss of one of the dogs they will be expected to comply with the 2 dog limitation.

Property at 1922 in violation of Article III, Section 1. It was decided by the board to only deal with landscape violations. In regards to the violation of Article IX, the board will deal with each variance separately.

Property at 1828, ditch work appears to be near completion. It is the hope of the board that all work (including yard work) will be completed soon.

Becky brought to the board's attention some compliance concerns. The board decided not to send notices until the end of April or first part of May.

**Newsletter-**Becky will consolidate Gene's letter with her concerns to make it ready for the newsletter and turn it into Kathy Heavers. It will be titled "Beautiful Day."

Board members are to have their articles for the next newsletter ready by our next board meeting.

**Misc.** -the suggestion was made to get a third dog dispenser for the park. David will look into the cost of another dispenser and report back what he finds.

Meeting adjourned @ 12:10pm

