

MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
February 11, 2015

Present: Becky Waugh, Roy Anderson, Pat Vitela, and Margaret Noah.

Meeting called to order at 10:00 am

Minutes: Minutes from the November 11, 2014 OPHOA Board Meeting were approved.
Minutes from the previous OPHOA Board Meeting (Jan 14, 2015) were approved.

Unfinished Business:

Non-Compliance Issues – Pat talked (again) to Mr. Bollinger about the car parked on the gravel - we have gotten a complaint from a homeowner. Becky will make one more (last) call; then a letter will be sent.

The circumstances leading to dog complaints during the month seem to have abated at this time - the board decided to monitor the situation and not take any action unless the problem reappears.

Dog droppings at the Marina have been cleaned up by Pat, Margaret and Becky, and Becky has a new sign requesting owners to clean up after their pets, which will be put in place today.

Records Security Discussion – Roy reported on his findings relative to both local and non-local document scan services - the services range from about \$100 to \$250 per banker box (approx. 2000 sheets). Further action/discussion will be tabled until Tim is present at the next meeting.

Landscape RFP – Bids have all come in from those sent RFP (except Green & Bearit who declined to bid):

- Hermosa - \$8000 for season;
- Alpine \$695/mo PLUS a per hour charge for excluded items (long list);
- Prestige \$9750 plus hourly rate for some items.

Pat motioned the board award the contract to Hermose, Margaret seconded; passed unanimously. Roy will get the contract signed, schedule a walk-around the property for 3/9/15 @ 10am, and notify the other companies that they were not selected.

OPHOA Corporate filing with the Colorado Secretary of State was taken care of by Tim January 16th (receipt is filed with Secretary's notes).

Sidewalk Issues – One bid for the tennis court sidewalk was provided Haynes; a second has been "promised" by Romero. The school sidewalk problems (near Woodgate) along with the tennis court walkway were tabled until next meeting.

Snow Removal – Decision on volunteer's thank-you remuneration postponed to next meeting.

Hendrix tax work – Tim took care of giving Gary a \$100 thank-you gift.

Reserve Study – Postponed until next meeting.

Ditch Maintenance – Roy moved that the board increase the annual Spring cash payment for ditch cleaning to \$800; Margaret seconded, passed unanimously with one abstention (Pat Vitela). Margaret moved that the monthly ditch maintenance fee be raised to \$75/month (for 5 months), Roy seconded, passed unanimously with one abstention (Pat Vitela).

O.P. Placards – Tabled to see if it is a problem along Otter Pond Drive in the future.

New Business:

New Non-Compliance Issues – None.

Review Financial Reports – Postponed until Tim returns.

ARB Requests – 1 processed request forwarded to board to be filed in the Secretary's notebook.

Contractor Work (private homeowners) – The board decided without dissention that it is not the HOA's job to recommend city vendors nor to promulgate news about work people had done at their residence.

Next Newsletter ideas – Nothing noteworthy at this time. Further discussion postponed to next meeting.

Committee Chairs – Nothing to report.

Meeting adjourned at 11:35 am

--Minutes submitted by Roy Anderson, HOA Secretary