

**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**OTTER POND HOMEOWNERS ASSOCIATION, INC.**  
**April 9, 2013**

**Present:** David Beard, Christina Files, Dave Woodruff and Susan Mitchell

Meeting called to order at 1:06. (Motion by Sue, second by Dave B.)

**Guests:** none.

**Minutes:** Minutes from the previous OPHOA Board meeting (March 15, 2013) were approved. (Motion by Sue, seconded by Dave B.)

**Unfinished Business:**

**Compliance Issues:** Only one notice was sent out last month – to 1828 Otter Pond Circle. It was a verbal warning.

**Covenant Review:** No progress on this effort yet. Dave W. will organize a meeting of volunteers soon.

**Reserve Study:** This team met on April 8. The follow up letter which serves as a meeting overview is part of this meetings packet. The team discussed what should be investigated during this study and the letter spells out what elements those are and who will look into each. Their next meeting will be toward the end of April.

**New Business:**

**Ditch Maintenance:**

- Greg Pink hired someone to do ditch cleanup to straighten the F-ditch on his property. He has stated that he is intending to send OP HOA the bill for the work. Greg also expressed a concern about people disregarding the 50 foot setback requirements from the ditch.
- In the past there had been an understanding that Uncomphagre Valley Water Association UVWA had handed over responsibility to OP – either individual land owners or the HOA. UVWA had confirmed this belief numerous times in the past when contacted and asked, including when we checked with them before the Silt Retention Pond effort.
- Dave B. decided to follow up with UVWA to get in writing who the F-ditch responsibility had been given to. Instead, UVWA pushed Dave's request up the chain of command to Ed Suppes.
- Ed Suppes choose to come to OP to meet with interested home owners and to walk the ditch. He then went back to his office and looked through the folder for all documents specific to Otter Pond. The end result is that Ed sent us a letter (part of this meeting packet) that states UVWA still retains the right to clean the ditch and that they won't clean an area without the homeowner requesting it.
- The Silt Retention Pond has an issue with collapsing metal sides between the pond damn and the culvert under the street. Dan Bradburn is going to come back and fix this. He is currently waiting for a Utility Find. There is also grass growing in the pond that we will not cut back. We think that cutting it would be a pointless effort since it will just grow back as if it hadn't been cut. The cattails however we believe will spread so we have asked Dan to remove them.
- Dave B. has contacted the ditch rider. They will likely get together on Monday April 15 to turn on the water for Otter Pond.
- The school has burned the ditch on their north end that goes under the sidewalk to the mailbox. There is a concern that the ditch will continue to erode around the sidewalk culvert.
- John Vitale and his team have completed the pre-water cleanup effort in the ditch particularly those leading into the OP subdivision.

**Miscellaneous Concrete Work:** Some lifting has occurred on the concrete walkways near the docks and on the walkway that goes to the school nearest the docks. We would like to get bids from people who work with concrete. Sue is going to contact an OP resident (Tad) who does concrete work to see if he is interested in the work, and if he might give us a break on the cost.

**Web Domain:** The OP HOA website has been down. Tim received, and forwarded to Dave B., an email indicating that we needed to pay to renew it. Dave followed the instructions in the email, paid the bill with the OP HOA credit card, waited a day or two and noticed that the website was not yet back up. He contacted the web-hosting company directly and inquired as to what happened. It turned out that this was a fraudulent email that did not come from the hosting company. Dave contacted the bank with whom we have the credit card. It appears we have little recourse to get our money back, but they put a watch on the card to see if any un-authorized charges are filed.

**Catch and Release Policy:** The Catch and Release policy has been re-stated in the newsletter. We discussed if it made sense to extend the policy to cover all fish in the pond, not just the trout. The consensus was to leave it as is for now until we know more about the status of the pond and the fish.

**HOA Bills before the CO Legislature:** The Grand Junction Sentinel had an article about these bills that would put more requirements on Colorado HOAs. The article is part of this meetings packet. We reviewed it as a Board but made no actions.

**Newsletter:** Dave sent out the pending newsletter articles to the Board. They looked great. Kathy is waiting for an article from the Social Committee, and then will send out the newsletter. For the next newsletter, the following articles might be included. One may be the Status of the F-Ditch regarding ownership and including the letter from UVWA. Another article will be asking OP members to get involved with our community – if they see something that needs fixing, fix it. Also, we will make a greater effort to post agendas for OP-HOA meetings at the mail boxes preceding meetings to encourage community members to attend.

**W-9 Requirements:** We reviewed the IRS requirements to have W-9s for all contractors and sub-contractors that do work for OP-HOA. The documents are part of this meetings packet.

**Budget & Financial Review:** The budget and financial documents were reviewed and are part of this meetings packet.

**Committee Reports:** None.

Meeting adjourned at 2:23.

**Next Meeting:** The next meeting will be in the home of David Beard on Tuesday May 14, 2013.