

MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
August 13, 2013

Present: David Beard, Christina Files, Dave Woodruff and Susan Mitchell all present.

Meeting called to order at 1:10. (Motion by Dave B., second by Susan)

Guests: none.

Minutes: Minutes from the previous OPHOA Board meeting (June 18, 2013) were approved. (Motion by Susan, seconded by Dave W.)

Unfinished Business:

Compliance Issues: There were several letters sent out in the past month, mostly for weeds or parking in the street. The letters and an updated spreadsheet of issues are in the Secretaries book.

Reserve Study: The volunteer group is nearly done gathering information, including costs. They will assemble the data and discuss it as a group. Dave B. will bring copies to show the Board at our next meeting. Their remaining resource to evaluate is the fence around the Otter Pond Park.

C, C & R Revision: Dave W. and the team of volunteers including Bill Codd, Gene Oringderff and Dan Shaw meet to review the C, C & Rs. They saw several areas in the documents that need to be cleaned up, but did not advocate any real changes to the covenants. Any changes to the C, C & Rs will likely require legal assistance with the wording and a 2/3 majority, notarized vote. They noted the difficulty and cost of these two efforts. As a Board we discussed them and made the motion to discontinue this effort. (Motion by Sue, seconded by Dave B.)

Boathouse Storage Locker: The volunteers that have come forward are Jerry Witt, Tim Heavers and David Beard. They are waiting to start construction until their schedules permit it; probably in September.

Boathouse Storage Applications: Dave B. has received only 10 applications so far. We expected many more. He will contact people who have not turned in applications but that used a slot last year.

Mailbox Area: Becky Waugh is our only volunteer so far. She has said that she will take on this effort herself.

Web Domain: Jim Waugh will begin this effort once the work with the reserve study is complete, maybe at the end of August. The Board listed a few things we would like to see the revised website contain, including: a roster of OPHOA members with phone numbers and email addresses; the C, C, & Rs; things necessary for a house closing – including a statement about the yearly HOA due amounts; minutes from recent meetings, especially the annual meeting; newsletters and pictures.

New Business:

Ditch Maintenance: We reviewed the two recent monthly reports from John Vitale which included activities broken down by day. We also discussed the possibility of having a second silt retention pond by putting boulders in at the mouth of the marina. If we kept the boulders 12" below the surface of the water, they should not impede boat traffic out to the pond. We think this could be an inexpensive and effective way to catch the silt that is making it through our current silt retention pond. This is a topic we will recommend to the new Board to review, as it will not be one we will pursue this year. We would like to find an OPHOA member who would be interested in researching the matter.

Recreation Parks Department: The Montrose Recreation District has purchased property just north of Otter Pond. Specifically, the land goes north to the roundabout, west to Woodgate rd, and south to just about our tennis courts. Their plan is to build a community recreation center on the property. They are

going through the master planning process to fit what they had previously designed for a facility into the property they purchased. In this process they requested that someone from OP be involved. Christina has been going to their meetings in that roll and she reported to the Board about what has been discussed. Of particular interest is that there is a meeting August 21 requesting comments from the community about the plans for the property.

OPHOA Correspondence: There were two letters received, they are in the Secretaries book.

Newsletter: We discussed potential topics for our next newsletter and came up with two ideas: Boathouse Storage and a Recreation Center update.

Budget & Financial Review: The budget and financial reports were reviewed and are included in this packet.

Committee Reports: None.

Meeting adjourned at 3:05.

Next Meeting: The next meeting will be in the home of Susan Mitchell on Tuesday September 10, 2013 at 1:00 PM.