

MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
June 18, 2013

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

Meeting called to order at 1:03. (Motion by Dave B., second by Susan)

Guests: none.

Minutes: Minutes from the previous OPHOA Board meeting (May 14, 2013) were approved. (Motion by Susan, seconded by Dave B.)

Unfinished Business:

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

Reserve Study: The volunteer group has been working to identify the expenses associated with the OP common area resources. They will meet again next week to discuss the costs and decide if the costs are operational or should be part of the reserve. They plan on presenting their findings to OP owners to get feedback before the final draft. They expect to release their findings during the annual meeting and at some point will want to review and discuss how all of this relates to the OPHOA annual dues.

Miscellaneous Concrete Work: No bids have yet been received. Sue will request bids from three more companies. Note – after this meeting, those bids were received. We voted to use Duval Concrete and Hardscapes. The cost was \$1,422, and they got the work done very quickly. The bids are in the Secretaries Book.

Boathouse Storage Locker: Two volunteers have come forward: Jerry Witt and Tim Heavers. The preliminary plan is to build a lockable storage area on the back wall on one side of the window and that will go up to the ceiling.

Mailbox Area: Becky Waugh is our only volunteer so far.

New Business:

Ditch Maintenance: We reviewed the report from John Vitale, included in this meetings packet. We also discussed the erosion of the F-Ditch bank that is affecting 1828 and 1830 OP Circle. Dave has discussed this issue with Ed Suppes who is with Uncomphagre Valley Water Users. Ed's position is that the silt retention pond is not causing the erosion. He believes that it is caused by property owners watering up to the edge of the ditch. He also stated that while he does not believe gabions will end the erosion, UVWU does not have an issue with them being put in the ditch along the bank, but that owners should call to discuss it before doing this work.

Web Domain: Jim Waugh has experience, although outdated, in web domain design and maintenance. He has volunteered to work on the OP website. He will begin this effort once the work with the reserve study is complete.

Colorado Secretary of State Filing: The new filing is part of this meetings packet.

OPHOA Correspondence: Pat Vitale wrote to ask for clarification of when it is a violation to park in the rocks. Nancy Bradburn wrote to ask for more action on parking in the rocks. She also commented on the issue with someone driving across common area rocks. That issue has been discussed and the area repaired.

Jack McKelvy sent his resignation from the Architectural Review Board to the Board .

Connie Lowe replied to the non-compliance letter she received.

Jim and Becky Waugh wrote to state they didn't appreciate the reaction by some OP members of the previous Newsletter and to state they support the Board. They also volunteered to help with the painting of the mailbox area.

Non-Compliance Fine Schedule: We reviewed Resolution 2013-1 and voted to adopt it. (Motion by Sue, second by Christina.) This resolution will replace Resolution 2012-1. Dave will post the new resolution by the mailboxes.

Newsletter: The only feedback from the previous newsletter (which was rather lengthy) was about parking in the rocks. The next newsletter should include Resolution 2013-1 and some background to go with it. We will not ask for a June newsletter to be published.

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

Committee Reports: None.

Meeting adjourned at 2:18.

Next Meeting: The next meeting will be in the home of Christina Files on Tuesday July 9, 2013 at 1:00 PM.