

**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**OTTER POND HOMEOWNERS ASSOCIATION, INC.**  
**May 14, 2013**

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

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

**Guests:** none.

**Minutes:** Minutes from the previous OPHOA Board meeting (April 9, 2013) were approved. (Motion by Dave W., seconded by Dave B.)

**Unfinished Business:**

**Compliance Issues:** Only one notice was sent out last month – to 2028 Otter Pond Circle. They had left large clumps of grass clippings on the sidewalk. After the notice, the clippings were cleaned up.

**Covenant Review:** No update.

**Reserve Study:** The next meeting will be on May 20<sup>th</sup>. They are collecting a list of assets.

**Miscellaneous Concrete Work:** David B. and Sue met with resident Tad. He said he would submit a bid, but we have not yet received it.

**New Business:**

**Ditch Maintenance:** Dave B. has discussed ditch maintenance further with the Uncompahgre Valley Water Users. It appears that if there is an easement to work on a ditch then the group holding the easement is responsible for taking care of the ditch. If there is no easement per-se, then it is the responsibility of whoever holds the water rights downstream that is responsible for ditch maintenance. As for ditches in Otter Pond, the only ditch we are responsible for is the one by the tennis courts.

**Silt Retention Pond:** Work was done to burn the cat tails and to reinforce the side walls. The total cost was around \$300.

**Web Domain:** We did receive a refund from company that had charged us for the web domain. We are currently waiting for a new credit card.

**Web Maintenance:** We currently have two OPHOA websites. One was created by Tim Heavers on “Wicks”. It looks easier to maintain, so that will be our choice to keep moving forward. DORA encourages us to use it. We will request a volunteer to help us maintain our website.

**OPHOA Correspondence:** We have received a letter regarding parking on gravel and the use of community gravel to drive on. The Board reviewed the letter and Dave B.s position letter on parking in the gravel. A vote on the position paper was held via email after this meeting ended.

**Landscape Non-Compliance General Rules and Fine Schedule:** The Board is frustrated at the length of time given before fines take place for landscape issues given the short length of the season. For instance, imagine what it would look like if someone went 28 days after the 1<sup>st</sup> notice for not mowing their lawn. -A motion to amend Resolution 2012-1 to remove the 2<sup>nd</sup> Notice and to add that if there is a repeat offender for the same violation in the same calendar year the action will go straight to a fee. Motion by David W., seconded by Christina.

**Mailbox Area:** This area needs to be repainted and some general maintenance done. We will put a request for volunteers in the next newsletter.

**Boathouse Storage Locker:** We would like to have a locked storage area added in the Boathouse to store general OPHOA supplies. We will put a request for volunteers to build such a locker in the next newsletter.

**Neighborhood Watch:** Notices have been sent out to let people know of any concerns there have been in our neighborhood or surrounding areas. We think this is an effective way to keep people aware and diligent. The Board encourages the continuation of this communication.

**Newsletter:** Several ideas discussed and noted during this meeting. In addition, Dave B. will write a letter about the Uncompahgre Valley Water Users position on maintenance of the F-Ditch.

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

**Committee Reports:** None.

Meeting adjourned at 2:25.

**Next Meeting:** The next meeting will be in the home of David Beard on Tuesday June 18, 2013 at 1:00 PM.