



# Otter Pond Homeowner's Association

## Agenda

Otter Pond Homeowner's Association  
Home of Susan Mitchell  
1929 Otter Pond Circle, Montrose, Colorado  
**Tuesday, April 9, 2013 1:00 P.M.**

Email: otterpondhoa@gmail.com

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### Welcome:

Call Meeting to order. Roll Call, Recognition of Homeowners, Visitors & Guests.

### Additions / Changes to the Agenda:

To be discussed.

### Minutes:

Approval of the minutes for the monthly Board Meeting held on March 15, 2013.

### Unfinished Business:

**Compliance Procedures** – David Beard will review non-compliance issues.

**Covenant Review** – David Woodruff will report on the status of the Covenant Review.

**Reserve Study** – David Beard will report on the status of the Reserve Study.

### New Business:

**Ditch Maintenance** – David Beard will give an update on the ditch maintenance and relay his conversations with the UVWUA regarding water turn-on dates and conservation. David will also discuss the maintenance work performed by Greg Pink and his expected submission of the invoice to the HOA. David will also discuss the meeting between UVWUA, several lot owners, David Beard and Christina Files regarding HOA responsibilities for the main "F" ditch and the finding by UVWUA. Finally, there will be a discussion on maintenance for the silt retention pond area.

**Miscellaneous Concrete Work** – Discuss the work requirements and assign responsibility for getting concrete repair bids.

**Potential Web Domain Fraud** – David Beard will discuss the potential fraud that occurred with otterpondhoa.com.

**Review Catch & Release Policy** – Review policy to see if additional changes need to be made.

**Discuss HOA Bills Before the Colorado Legislature** – Review article from GJ Sentinel provided by Nancy Bradburn.

**Newsletter** – Review articles for this month's newsletter and discuss ideas for the next newsletter.

**W-9 Requirements** – Review discussion between Tim Heavers and David Beard regarding IRS requirements for W-9's for all contractor and sub-contractor work.

**Budget & Financial Review** – Review the 2013 Annual Budget to P & L Variance, the 2013 Annual Meeting P&L Forecast and monthly financials.

### Committee Reports:

Architectural  
Pond

Neighborhood Watch  
Social

Open Space  
(Others)

Next Regularly Scheduled Board Meeting – Tuesday, May 14, 2013 1:00 P.M.

Home of David Beard, 1911 Otter Pond Circle, Montrose, Colorado