

MINUTES OF THE ANNUAL MEMBER MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.

November 29, 2017

Board Members Present: Tim Heavers, Margaret Noah, Dan Bradburn, Mark Bollinger, Charli Oswald and Roy Anderson.

Meeting called to order by Margaret Noah at 6:00 pm

Roll Call: The sign-up roster served as roll call: 23 lot/home owners were present; 2 signed Proxies were provided. Roy Anderson noted attendance exceeded the 25% needed for a quorum.

Proof of Notice: Roy Anderson provided a copy of the envelope mailed to him, with a postmark from Grand Junction, dated October 16, 2017. Notice was also posted on same day at the Mail Box kiosk.

Minutes: Minutes from the 2016 Annual Member Meeting were approved.

Board Reports:

Thank-You's – Margaret read a summary of the Thank-You's written in the November Newsletter - the list was lengthy.

Year-in-Review – Margaret summarized the major works undertaken by the Board in 2017, including (among many) a new concrete dam for silt retention pond, and over 2000 rainbow trout stocked in the Pond (after careful care at the Bollinger fish-nursery). Especially noteworthy was the resignation of Kathy Heavers and the members of the Open Space committee. The Open Spaces are all mature now and moving into maintenance mode. Tim passed around some aerial photos taken in the early '90s showing the Open Spaces in their original naked state - we've come a long way! Special thanks and a gift were given to each of the long-time members who have done so much to make Otter Pond what it is today. Thank you and recognition was also given to Bob Sailors who agreed to provide oversight of the Open Spaces as the committee dissolves.

Financial Report – Tim Heavers reviewed the 2017 Financial Summary which is fiscally very healthy, and he presented the highlights of the 2018 budget. The 2018 budget has increased amounts for utilities & insurance, but a reduction in the common space fund since there are no capital expenses anticipated for 2018. As a result of the fund balances a dues increase for 2018 was not necessary. The reserve fund is right on track, reflecting the accurate assumptions contained in the *Capital Budget Model*, which was updated in 2017. Tim noted during review of the P&L that several folks made donations to help defray the cost of the new fish for the Pond. Mark moved to approve the 2018 budget as presented, Dan seconded; it passed unanimously.

Committee Reports:

Social – Ginger Bollinger reported on the activities in 2017 and thanked the many volunteers who helped with the Christmas dinner, cookie exchange, Easter egg hunt, the Ladies Tea, summer Ice Cream Social, Picnic/Regatta, and the Pond Lighting Party!

Open Space – Kathy Heavers reported that the aged trees by the mail box were removed; but there were many landscaping issues during the season, which resulted in asking for bids from the Landscaper community, and eventual choice of Prestige Landscaping for 2018.

Pond & Silt Retention – Mark reported that the pond is in great shape - perhaps the healthiest it has been in many years. He routinely checks for clarity, pH, and phosphate/nitrate contamination and said

everything is in good health. He said that the Silt Retention pond is working so well that we will need to budget money for cleaning it every year (Tim affirmed that he already has a fund in the 2018 budget). A question was raised about the weir at Otter Road & Woodgate - Tim said the gate setting is correct for the amount of water we have a right to, and a padlock was put in place to keep kids from changing it. He also noted that the F ditch desperately needs to be cleaned this Spring, which is responsibility of the Uncompahgre Water Users. He will ask them to put it on their calendar!

A question was raised about the current aerator locations and the need to run them 24/7. Mark said he would investigate both topics and take action as deemed appropriate.

Neighborhood Watch – Lois Sailors has assumed the chair of this committee from Alma Buis. She reported that there were a few issues in 2017 but they were quickly taken care of by the police as a result of fast-acting neighbors. She said the community is very supportive; and reminded people not to take action themselves (regarding violators), but to call the police.

ARLB – Janene Beard said there were 8 ARLBs submitted in 2017. She noted that the house planned for the north end of the Pond (adjacent to the spillway) has been suspended.

Boat house – Janene Beard reported (for David) that there are still a few spaces available - contact David if you'd like a space. She reminded people to be sure to put boats away **clean**. She also said that there have been some issues with windows left open and the door left unlocked.

Covenant Review Update:

Roy Anderson summarized the final results of the efforts of the Covenant Committee during 2017. A total of 64 notarized ballots were returned. Three proposed changes passed and three did not. Passed were proposals: (#2) limit of 2 cats; (#3) allowing small garage door opening in summer; and (#6) notarized ballots not required for future votes. Roy will prepare the new Covenant document and record it in January with the County Clerk. They will be put on the web at that time.

Open Discussion:

The disposition of the tennis court was raised again - there are no good answers, as all options are very expensive. It was noted that the court, although almost never used, is a neighborhood asset having a positive influence on home sales. Tim mentioned there is an "item" in the reserve fund for the court, but while it will cover minor repairs it is inadequate for any major undertaking.

There was a comment that the "No Parking" signs have become quite faded - these belong to the City, so it was asked that Roy investigate their replacement.

2017 Board Members

Margaret stated that she needed to resign from the Board. Kathy Heaver nominated Lois Sailors; Sandi Anderson seconded; the vote to approve was unanimous. There were no other Board nominations. All other Board members (Mark, Dan, Charli, Tim and Roy) have agreed to serve on the Board for 2018.

Meeting was adjourned at 7:27 pm.

--Minutes submitted by Roy Anderson, HOA Secretary