

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

November 12, 2018

Board Members Present: Tim Heavers, Lois Sailors, Charli Oswald and Roy Anderson.

Meeting called to order by Lois Sailors at 6:30 pm

Roll Call: The sign-up roster served as roll call: 19 lot/home owners were present; 5 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 12, 2018. Notice was also posted on same day at the Mail Box kiosk.

Minutes: Minutes from the 2017 Annual Member Meeting were approved.

Board Reports:

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

Year-in-Review – Lois summarized the major works undertaken by the Board in 2018, including (among many) that the Casias ditch has been cleaned and the F ditch cleaning scheduled for Spring '19. The baby fish planted last year have matured – great fishing! New signs have been placed at the marina and on walkways through parks. The marina bridge has been refinished, and the boat house painting has been budgeted for Spring 2019. Rental concerns have been discussed at great length throughout the year, but the final wording has not yet been agreed to.

Financial Report – Tim Heavers reviewed the 2018 Financial Summary (through October) which is fiscally very healthy, and he presented the highlights of the 2019 budget. The 2019 budget has increased amounts for landscaping and maintenance items, but a balanced budget was still attainable. As a result of the fund balances a dues increase for 2019 was not necessary. The reserve fund is right on track with a balance of \$50k, reflecting the accurate assumptions contained in the *Capital Budget Model*, which was updated in 2018. Kathy moved to approve the 2019 budget as presented, Jack seconded; it passed unanimously.

Committee Reports:

Social – Carol Witt reported for Ginger Bollinger on the activities in 2018 and thanked the many volunteers who helped with the summer "14'ers" parties, ice cream socials and several boat ride events. Volunteers were requested to host the Christmas cookie exchange and it was noted that the Christmas dinner has been moved to February 2019.

Open Space – Kathy Heavers reported that the new (for '18) landscape company was doing a great job, and will do 2019 for the same price (as charged in '18). She realized that more than one person is needed to make important decisions regarding Open Spaces, so she is getting help from Lois, Betty Hall, Nancy Bradburn and our new neighbor Crystal Dickerson. Thanks go to Dan Shaw for removing a number of trees for free, and to Paul Delgado for volunteering to empty the Marina trash can.

Pond & Silt Retention – Lois read Mark's report (via letter)... the Silt Retention Pond is working so well it will need cleaning this summer and every two years (versus 3 as originally speculated). The warm summer caused an algae bloom and produced abundant midges - which Mark feels can be mitigated with the addition of swallow habitats and some bat houses (David White's suggestion). But despite the

warmest water temperature ever noted, the Pond is in good shape now and the trout are thriving. In 2019 Mark will study options for a small dock at the north end for kayaks and paddle board access.

Neighborhood Watch – Chris Herbert enthusiastically assumed the chair of this committee. He reported that there are 9 neighbors supporting his efforts and the police have been very cooperative. Call Chris if you notice anything unusual in the neighborhood.

ARB – Janene Beard said there were 15 ARBs submitted in 2018. Remember forms are on the web site.

Boat house – Steve Berger reported that there are still a few spaces available. Folks need to be reminded that you must clean your craft before storing it in the Boat House - there are a couple offenders with dirty craft.

Covenant Review Update:

Tim summarized several current covenant items that are inconsistent with current Colorado statutes. He also read the current wording of the "Rental Limitations" proposed covenant addition, and the results of an email survey he did during the year asking for lot owner's comments. The Board will finalize this proposal along with some updates to existing items, and send it out for a vote early in 2019.

Open Discussion:

The issue of midges around the pond was raised - *can we spray* was asked? David White said bats are very effective midge-eaters and we should consider building them habitats around the pond.

A question was asked about Elevate in the neighborhood - *when will they come?* (No clear answer.)

The issue of bushes/plantings encroaching on sidewalks, and low-hanging tree branches was raised - would people please clear the walkways so neighbors can walk without being forced into the street.

A request was made for the Board to consider a light (maybe solar) to shine on the neighborhood entrance sign.

A motion was made for the Board to acquire insurance protection against hacking of our bank account - it was seconded and passed unanimously.

2018 Board Members

Current Board members all indicated interest in continuing to serve. Kathy Heavers made a motion to re-appoint all the existing Board members for 2019. It was seconded and passed unanimously.

Meeting was adjourned at 8:25 pm.

--Minutes submitted by Roy Anderson, HOA Secretary