

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

November 20, 2019

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

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

Roll Call: The sign-up roster served as roll call: 23 lot/home owners were present; 8 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, 2019. Notice was also posted on same day at the Mail Box kiosk.

Minutes: Minutes from the 2018 Annual Member Meeting , as revised on 11/16/19 were approved.

Board Reports:

New Residents – Lois welcomed and introduced 6 new residents who moved here in 2019.

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

Year-in-Review – Lois summarized the major works undertaken by the Board in 2019, including (among many) a huge effort during the summer to mitigate the midge infestation in an eco-friendly manner. The Boat House was painted along with touch-ups to the Marina bridge, and the Silt Retention Pond was cleaned.

Financial Report – Tim Heavers reviewed the 2018 year-end Financial Summary and the 2019 Summary through October 31st. He presented the highlights of the proposed 2020 budget and explained the major expense items which are landscaping and utilities that together represent 80% of the budget. As a result of a healthy reserve fund balance and an anticipated checking account balance of about \$6,000 at the end of 2019, a dues increase for 2020 is not necessary. The reserve fund is on track with a balance of \$51k, reflecting assumptions contained in the *Capital Budget Model* (as updated in 2019). Dan moved to approve the 2020 budget as presented, Susan Mitchell seconded; it passed unanimously.

Committee Reports:

Social – Ginger Bollinger reported on the activities in 2019 and thanked the many volunteers who helped with the summer parties, ice cream socials and several boat ride events. She announced the coming Christmas celebrations (these were noted in a handout and the November Newsletter).

Open Space – Kathy Heavers reported that with 11 Open Space areas to manage, keeping *eyes on the grounds* is critical to catching the many issues that crop up. She thanked her committee for the many walks they take every day looking for Open Space issues.

Pond & Silt Retention – Mark thanked all those who helped with the Silt Retention Pond cleaning this summer – he said it was a big job, and they anticipate it will have to be done on a bi-annual basis. He then gave an educational presentation on the Pond's biology, highlighting the midge problem and the steps taken to mitigate them in a biologically friendly manner, with the help of several Biology experts from CDW, Peak High School, and the University of Illinois. He has arranged for the Biology class at Peak to conduct studies of the Pond Environment this school year, using drones, submersibles, and instrumentation to measure a multitude of variables affecting this ecosystem. This will benefit us while contributing to the education of our youth in a way no other local community can. Finally, Mark said we can all help by encouraging swallow

nesting next year by acquiring special bird boxes for \$25/ea. Contact Mark or Lois to get more information and/or place an order.

Neighborhood Watch – Chris Hebert reported on the (alarming) crime statistics in Montrose, and our neighborhood, and asked everyone to be vigilant and call him if you notice anything unusual.

ARB – Chris Hebert, reporting for Janene Beard, said there were 10 ARBs submitted and approved in 2019.

Boat house – Steve Berger reported a new space reservation process will be put in place this summer. He will present a detailed written procedure to the Board early in 2020, so that it can be put on the web and in the Board Meeting Minutes.

Covenant Compliance – Lois reported 20 forms were sent to the Board this year; 15 are resolved and the other 5 are in progress of resolving. Most issues were related to weeds.

Covenant Review Update:

After much discussion in 2018 about limiting rentals, the vote to change the Covenants to restrict them this January (2019) failed to pass. Tim said the Board will propose some Covenant changes this coming year – some simple corrections, and some to address out-dated restrictions no longer applicable. The Board will also try another change focused this time on defining and prohibiting Short Term Rentals.

Open Discussion:

Tim and Dan described a new approach to filling the Tennis Court cracks with polyurea. A lengthy discussion about the future of the Tennis Court ensued, most everyone agreeing that it is under utilized and that we shouldn't spend tens of thousands of dollars repairing it. The audience asked that the Board conduct a survey of the neighborhood this Spring to determine the sentiment of the entire community and the level of support for various potential solutions.

Kathy mentioned she talked to Elevate and learned they are currently designing the fiber deployment in Otter Pond and we can expect it to be available sometime in 2020!

The kiosk (by the mail boxes) will be used this year for posting excerpts from the Covenants relating to little known facts.

2020 Board Members

Current Board members all indicated interest in continuing to serve. Steve Berger made a motion to re-appoint all the existing Board members for 2020. It was seconded and passed unanimously.

Meeting was adjourned at 9:05 pm.

--Minutes submitted by Roy Anderson, HOA Secretary

[rev 3]