

MINUTES OF THE ANNUAL MEMBER MEETING

OTTER POND HOMEOWNERS ASSOCIATION, INC.

November 19, 2020

Note: this virtual meeting was held via Zoom...

Board Members Present: Lois Sailors, Charli Oswald, Wade Pynes, Chris Hebert and Roy Anderson.

Meeting called to order by VP Charlie Oswald at 6:35 pm

Roll Call: The sign-up roster served as roll call: 33 lot/home owners were present; 14 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 30, 2020. Notice was also posted on same day at the Mail Box kiosk.

Minutes: Minutes from the 2019 Annual Member Meeting , as revised on 9/28/20 were approved.

Board Reports:

New Residents – Lois welcomed 3 new families who moved here in 2020.

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

Year-in-Review – Lois summarized the major works undertaken despite the pandemic by the Board in 2020, including (among many): [1] A revised copy of the Covenants was approved by the homeowners and filed with the County Clerk (see the web site for a copy); [2] the tennis court was professionally repaired; [3] the Pond was restocked with a variety of fish resulting in lots of good fishing; [4] Peak Academy studied the pond which contributed to Montrose County School District winning *The Succeeds in Excellence in STEM Education*, and, [5] two new members joined the HOA Board.

Financial Report – Wade Pynes reviewed the 2020 Financial Summary through October 31st. He presented the highlights of the proposed 2021 budget and explained the major expense items anticipated next year, and reasons why the Board is recommending a fees increase to \$425/year (see budget summary attached).

Several comments were made regarding expenses associated with the Pond (different aerators, shore-line rock description, and Marina dredging). Tim Heavers explained the cost-issues related to the Marina dredging that were not anticipated in the Reserve Study. It was requested that future budget amendments be highlighted in the minutes and reported in the monthly newsletter.

Danielle Musser made a motion to approve the 2021 Budget; Charli Oswald seconded; motion passed unanimously.

Committee Reports:

Social – Lois presented the report - noting only that the Christmas Hay Ride will happen as planned with the appropriate virus cautions.

Open Space – Kathy Heavers reported the biggest challenge in 2020 was managing the landscapers. Numerous calls and requests were required. The committee renewed the contract for 2021 with Prestige, but did not sign a multi-year contract.

Kathy noted that the walk between houses off OP Circle and the Elementary school is actually a City Trails easement that goes all the way to the sidewalk on Woodgate, and must be keep "open." Dan Shaw has

graciously offered to provide snow removal for the neighborhood when he is in town – when absent, other arrangements will be made.

Pond & Silt Retention – Mark sent a report on the health and condition of the Pond, including an email from Dr. Eccher, Peak Academy (see attached), which Lois read.

Neighborhood Watch – Chris Hebert reported on the crime statistics in Montrose, and our neighborhood, and explained his rationale for asking everyone to be a "block captain." He requested that everyone form a "circle" with their immediately surrounding neighbors, putting their cell numbers in their contacts, and keeping vigilant. Everyone knows to call 911 for an emergency; and the NON-emergency Police # is 970-249-9110.

ARB – Janene Beard, said there were 15 ARBs submitted and approved in 2020. She said they need another person on the board, so please contact her if interested.

Boat house – Steve Berger reported the new reservation form will be available before summer, and that everyone will need to re-apply next summer.

Open Discussion:

Covenant change regarding long & short term rentals was discussed. While many are concerned about restricting long term rentals, everyone agreed that short term rentals (less than 30 days) should be prohibited. The Board was encouraged to seek legal aid in wording a new short term rental clause, suggesting it should be done quickly.

Day care businesses cannot be prohibited, Lois noted, per CCIOA.

Tennis court expenses were discussed briefly – crack filling (~\$2500) should be done every other year; and in about 8 years the court will need resurfacing as was done this summer.

Pond issues (rocks, dredging, aerators, etc) were briefly discussed. Lois asked concerned individuals to attend the Pond Committee meetings and participate in their work.

2021 Board Members:

Lois and Wade indicated interest in continuing to serve. The following replacements were nominated: Janene Beard (by Chris); Kristie Sanchez (by Charli); and, Mindy Claggett (by Roy). Each was approved (separate votes) unanimously.

Lois then nominated the following Officers: President – Lois; VP – Kristie; Treasurer – Wade; Secretary – Mindy; and, Janene Beard as Member at Large. They were all approved in a unanimous vote.

Meeting was adjourned at 8:35 pm.

--Minutes submitted by Roy Anderson, outgoing HOA Secretary (2019-20)

[rev 2]

Otter Pond Homeowner's Association, Inc

BUDGET OVERVIEW: FY_2021 - FY21 P&L

January - December 2021

	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	OCT 2021	NOV 2021	DEC 2021	TOTAL
Income													
Association Dues													\$0.00
Annual Membership Dues	8,925.00	8,925.00	8,925.00	8,925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$35,700.00
Total Association Dues	8,925.00	8,925.00	8,925.00	8,925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$35,700.00
Other Income													\$0.00
Interest Income	13.00	26.00	19.00	20.00	19.00	16.00	9.00	13.00	0.00	15.00	13.00	15.00	\$178.00
Penalties & Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	\$50.00
Transfers from Reserve	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,000.00
Total Other Income	13.00	26.00	19.00	2,020.00	19.00	16.00	59.00	13.00	0.00	15.00	13.00	15.00	\$2,228.00
Total Income	\$8,938.00	\$8,951.00	\$8,944.00	\$10,945.00	\$19.00	\$16.00	\$59.00	\$13.00	\$0.00	\$15.00	\$13.00	\$15.00	\$37,928.00
GROSS PROFIT	\$8,938.00	\$8,951.00	\$8,944.00	\$10,945.00	\$19.00	\$16.00	\$59.00	\$13.00	\$0.00	\$15.00	\$13.00	\$15.00	\$37,928.00
Expenses													
Accounting & Tax Prep	635.00	110.00	35.00	210.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	\$1,270.00
Common Area Maintenance													\$0.00
Animal, Pest & Trash Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.00	0.00	0.00	\$43.00
Mowing & Trimming	0.00	0.00	0.00	0.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,060.00	1,062.00	\$8,500.00
Open Spaces	0.00	0.00	200.00	400.00	0.00	0.00	0.00	400.00	500.00	0.00	0.00	0.00	\$1,500.00
Pond, Marina & Aerators	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,000.00
Signage & Fencing	0.00	0.00	0.00	73.41	0.00	0.00	0.00	58.89	0.00	0.00	0.00	0.00	\$132.30
Silt Pond	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,000.00
Sprinkler System	0.00	0.00	0.00	0.00	187.00	187.00	187.00	187.00	187.00	187.00	187.00	191.00	\$1,500.00
Weed Control & Fertilizer	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	\$1,000.00
Total Common Area Maintenance	0.00	0.00	2,200.00	2,973.41	1,250.00	1,250.00	1,250.00	1,708.89	2,250.00	1,293.00	1,247.00	1,253.00	\$16,675.30
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,329.00	0.00	\$3,329.00
Insurance													\$0.00
Liability Insurance	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,600.00
Total Insurance	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,600.00
Legal and Court Fees	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	83.34	83.34	\$1,000.00
Office Supplies													\$0.00
Board Meeting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	\$200.00
Supplies, Printing & Postage	72.61	0.00	24.82	0.00	0.00	0.00	-1.42	21.00	0.00	77.00	0.00	0.00	\$194.01
Total Office Supplies	72.61	0.00	24.82	0.00	0.00	0.00	-1.42	21.00	0.00	277.00	0.00	0.00	\$394.01
Social Events	0.00	130.00	0.00	200.00	200.00	200.00	0.00	0.00	100.00	0.00	0.00	170.00	\$1,000.00
Transfers To Reserve	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3,000.00
Utilities													\$0.00
Electric													\$0.00
Boathouse	32.00	74.00	32.00	95.00	32.00	38.00	40.00	40.00	41.00	41.00	41.00	37.00	\$543.00
Entry Way-Open Space 8	32.00	62.00	32.00	63.00	32.00	32.00	34.00	34.00	34.00	34.00	32.00	32.00	\$453.00
Marina-Open Space 6	32.00	62.00	32.00	63.00	32.00	41.00	43.00	42.00	42.00	42.00	32.00	32.00	\$495.00
North End Aerator	139.00	270.00	139.00	260.00	135.00	131.00	0.00	167.00	168.00	142.00	141.00	140.00	\$1,832.00
Park-Open Space 2	32.00	62.00	32.00	63.00	32.00	32.00	34.00	34.00	32.00	32.00	32.00	32.00	\$449.00
Tennis Court-Open Space 1	32.00	63.00	32.00	63.00	32.00	38.00	41.00	47.00	47.00	42.00	44.00	38.00	\$519.00
Total Electric	299.00	593.00	299.00	607.00	295.00	312.00	192.00	364.00	364.00	333.00	322.00	311.00	\$4,291.00
Water													\$0.00
Entry Way-Open Space 8	18.09	18.09	18.09	36.18	0.00	18.09	97.74	159.69	139.04	30.00	24.00	18.00	\$577.01
Irrigation Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	0.00	\$2,600.00
Park-Open Space 2	18.09	18.09	18.09	36.18	0.00	141.99	109.54	162.64	165.59	160.00	95.00	18.00	\$943.21
Total Water	36.18	36.18	36.18	72.36	0.00	160.08	207.28	322.33	304.63	190.00	2,719.00	36.00	\$4,120.22
Total Utilities	335.18	629.18	335.18	679.36	295.00	472.08	399.28	686.33	668.63	523.00	3,041.00	347.00	\$8,411.22
Total Expenses	\$4,126.12	\$2,552.51	\$2,678.33	\$4,146.10	\$1,863.33	\$2,040.41	\$1,766.19	\$2,534.55	\$3,136.97	\$2,211.34	\$7,735.34	\$1,888.34	\$36,679.53
NET OPERATING INCOME	\$4,811.88	\$6,398.49	\$6,265.67	\$6,798.90	\$ -1,844.33	\$ -2,024.41	\$ -1,707.19	\$ -2,521.55	\$ -3,136.97	\$ -2,196.34	\$ -7,722.34	\$ -1,873.34	\$1,248.47
NET INCOME	\$4,811.88	\$6,398.49	\$6,265.67	\$6,798.90	\$ -1,844.33	\$ -2,024.41	\$ -1,707.19	\$ -2,521.55	\$ -3,136.97	\$ -2,196.34	\$ -7,722.34	\$ -1,873.34	\$1,248.47

From: Mark Bollinger <markbollin@aol.com>
Date: November 17, 2020 at 6:50:17 AM MST
To: loissailors@aol.com
Subject: Pond update for 2020/21

The pond continues to be the focal point of our community. With all the ongoing issues related to COVID, the pond was used recreationally by many of our residents. There seemed to be more children and adults boating, swimming, and fishing than ever before.

In November 2019 a plan was presented at the Annual Meeting that included integrating Montrose teacher Doug Eccher (a limnologist) and his high school students in the management of the pond, using it as a classroom. The plan included ongoing maintenance and management activities, such as maintaining the compressors, stocking fish, etc. along with a number of new initiatives, including moving and adjusting the pond bubblers, adding remote sensors for dissolved oxygen and nitrate levels, and using underwater drones and other methods for monitoring the fish population, algae, etc. Unfortunately, the COVID epidemic totally derailed this plan for 2020. Nevertheless, the basic maintenance functions were performed, 1000 cutbow trout were stocked, and thanks to the efforts of Bill Codd, around 15 bird houses were installed around the pond.

A hot summer combined with high silt levels in the water inflow made for difficult conditions for the pond. Despite these conditions, recent creel surveys indicate that while we may have lost some fish during the hottest periods, there are still good numbers of trout in the pond, along with the warm water species.

After meeting with Doug several times over the summer, we have decided to continue on the the program planned originally for 2020 beginning in March 2021. These plans were bolstered by the award of a major grant in a statewide competition that saw Otter Pond featured in the news media in a positive light. In addition to the students' activities, other plans for 2021 include:

- continued stocking of trout and carp as outlined in the plan presented last year
- digging out the silt retention pond prior to the water being turned on in 2021
- ongoing maintenance of the aeration system

Refurbishing the docks and dredging the marina have been discussed with the board; financial considerations will determine the timing and extent of this effort.

Sent from my iPad

From: Douglas Eccher <Douglas.Eccher@mcsd.org>
Date: November 19, 2020 at 10:10:21 AM CST
To: Mark Bollinger <markbollin@aol.com>
Subject: FW:

Hey Dr. B, hope all is well. I have been working with my 8th grade students trying to develop a floating platform that will support and protect the computer that will be running the probes and collecting the data. Using the Scientific and AGILE engineering processes we have ended up with the design below:

- Size: 1meter x 1 meter
- Going to mount a platform on the top of the vertical post that supports the computer. Working on whether acrylic or steel would work best.
- The length of the vertical post submerged underwater can vary. Going to use steel balls inside the tube. Students used the concept of "Weebles Wobble But They Don't Fall Down". Trying to lower the center of gravity and also balance the torques so the platform will resist flipping
- Experimenting the best anchor point. Looking at the bottom of the vertical post or one of the elbows. Also looking at using a giant ball bearing swivel to prevent twisting of the anchor rope.
- Students are worried about birds using it as a perch, crapping on the solar panel.

Should be ready to go next week, may have to wait until ice out next spring to try it first before we mount the actual computer.

Have a couple of fly tying kits put together for your grand kids. Have a great holiday season!

Doug Eccher

Science Teacher

STEM/PBL Coordinator

Peak Academy

Montrose County School District RE-1J

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