

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
August 16, 2022

Present: Kristie Sanchez, Christina Files, Mindy Clagett
Guests: Tom Clagett
Call to Order 3:01 pm
Minutes from July 2022 meeting revised and approved.

COMMITTEE REPORTS:

ARB: None.

POND:

Two rebuilt compressors to install this month.

BOATHOUSE: None.

OPEN SPACE: Tennis court resurfacing to be completed this week, weather pending.

SOCIAL: Thank you so much to our volunteers who are bringing the neighborhood together for both the Ice Cream Social this week, as well as a Watermelon Social upcoming in September! Details TBD.

NEIGHBORHOOD WATCH: none.

FINANCIAL:

Report submitted by Tim H. Helpful year-over-year review format. Thank you, Tim!
Revise to show the expenses from legal fees for short-term rental CC&R work last year.

NEW BUSINESS:

A law firm in Grand Junction sent a letter notifying us of changes in Colorado HOA law.
To be reviewed and compared with our CC&R's.

NORTH END SPILLWAY/DAM UPDATE:

Tim Heavers, Tadd King, George and Kristie Sanchez have met/spoken with:
Nik Pridy, City Public Works
Scott Murphy, City Engineer
Steve Pope, UVWUA (Uncompahgre Valley Water Users Association)
Robert and Jose, UVWUA Water Masters
Jason Ward, Dam Safety Engineer for Colorado Division of Water Resources

What we know is that the two pipes that provide water outtake from the pond have degraded and collapsed, sunk into the ground, and water is leeching into the dirt all across the dam and under the road.

Jason Ward will be sending us a comprehensive report with recommendations.

For immediate remediation, he advises that we lower the water level by 1-2 feet so the flow over the spillway and into the pipes is stopped. After that, we will watch for changes in the coming weeks as we reach out to engineers to help us identify repair options. If the bank continues to collapse after the water is lowered, we risk further failure.

Once Jason Ward's report is in hand, we will know what next steps to take. Preventing further issues is our priority at this time.

At this time, we don't know what kind of costs we may incur. Many financial options are being pursued to find monetary relief. If this comes down to a special assessment of homeowners, we will offer a payment plan option. We'll keep homeowners informed as we know more.

Meeting adjourned at 3:38 pm

Next Meeting Tuesday, September 13, 2022, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.