

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
August 22, 2023

Present: Kristie Sanchez, Christina Files, Mindy Clagett
Guests: Janene Beard

Call to Order 3:01 pm

Minutes from the July meeting approved.

COMMITTEE REPORTS:

ARB: 1 new form approved, like-for-like.

BOATHOUSE: Status quo for 2023, applications to reopen in 2024.

SOCIAL: Watermelon social September 12
 Yard Sale September 23

OPEN SPACE: The untended island has been addressed with our landscape maintenance.

RESERVE: To present full report to board at a separate meeting, including their compiled information regarding the community's assets and costs designated by special assessment, operational (annual budget), and reserve fund maintenance.

POND: K.C. Heister has generously offered to pull the docks, rebuild them, and replace them in the marina from his own resources. The HOA will pay to replace the fascia boards. The floats will need to be assessed for repairs/replacements. Solitude Lake Management has supplied a proposal for algae treatment, phosphate treatment, and FLOC logs. FLOC logs would be placed in the ditch and silt retention pond to catch and drop heavy material before it can be deposited in the pond or marina.

FINANCIAL:
No updates.

DAM TIMELINE UPDATE:

On August 10, plans were submitted to the State for review, and all the fees were paid. Review process will be easily a 3 month process. August 2, the bid opportunity was posted broadly, with a submittal deadline of August 31. Craig will bring bids to the board for review.

No construction will begin until:

1. Our water is off
2. The Loutsenhizer canal is empty
3. The State has approved plans
4. Contractor timing/availability

An addendum went out this week informing us that the City of Montrose is no longer going to re-asphalt and re-sidewalk at no charge. It will be an estimated additional \$50k cost.

Silt retention pond and marina dredge options are being explored. Skip Houston has provided a bid, and more are pending.

Solitude Lake Management may be able to siphon the silt from the pond and silt retention pond, but not the marina, for a lower cost than excavation.

NEW BUSINESS:

Safety issue: The sidewalks from the mailboxes to the tennis courts have shifted and pose a trip hazard. Orange paint has been applied to advise caution until this, as well as 2 other sidewalks, can be fixed. These are all within our maintenance responsibility and not the city's. The sprinkler pump platform near the tennis courts has decomposed completely. It needs to be replaced.

Janene brought, on behalf of the ARB, a list of homeowners currently in violation of covenants. A discussion including new state regulations for HOA notifications, as well as how we wish to approach our neighbors led to the following action plan:

1. Janene will supply a list of resources to be published in the next newsletter, making it easier for homeowners to find help with lawn and tree maintenance. The same notice may be posted in the mail kiosk for easy reference.
2. We are considering a coordinated neighborhood tree service day/week, in which a hired tree service may be able to come and trim/remove dead trees from several homes at once, hopefully at a quantity discounted rate. (TBD.)
3. In the following month, Janene may assist the board in contacting homeowners personally about their front yard violations.

Meeting adjourned at 3:56 pm

Next Meeting Tuesday, September 19, 3:00 pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.