

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
August 7, 2024, 2024

Board Members Present: Christina Files, Valerie Harper, Tammi Padilla, Mindy Claggett
Guest: Lois Sailors, Janene Beard, John Countryman

Call to Order 3:02 pm
Minutes from the July meeting approved.

John expressed concerns about notice to remove trees in his yard that have been converted into bird houses.

COMMITTEE REPORTS:
ARB: 1 form, like-for-like

OPEN SPACE: Leaky sprinkler has been fixed; Weeds are being addressed; Cattails have been removed; Water hemlock has been sprayed; Tennis Court crack filling bid has been approved by the board and will be done soon; looking into cutting/grinding stumps in the park so they aren't a tripping hazard; thinning rocks around entrance sign and park to be placed on next year's budget agenda for refresh.

POND: The water level has reached it full, original capacity.
Conducting aeration circulation maintenance; placed a line that was missing, one more will need placing, but doesn't need to be done until next spring.
No FLOC logs to be placed until silt deposit volume can be evaluated.
Plan to have EcoResources do water testing for e. coli, giardia, etc.
Shopping for ladders to place in the marina.

NEIGHBORHOOD WATCH: Sent out emails updating the community about some car robberies and reminders to keep cars secure with windows up and locked doors.

SOCIAL: We're so grateful to have a committee again!
Ice Cream Social to be hosted August 17, 5:30-7 pm at the boathouse.

BOATHOUSE: Applications for storage are accepted annually in August. Primary applications are renewed every odd year, secondary applications are renewed every year. Applications can be found on our website at otterpondhoa.com. Navigate to Documents, then Boathouse, then find storage application link. Submit applications to Ryan Potter.

FINANCIAL: Reports provided by Tammi Padilla.
We are still withholding 5% of the payment due on the dam project until final details are addressed, including a repair to the 10" valve.
The Board approves fund transfer from the Reserve fund to cover recent costs of compressor parts, diffuser heads and aerator lines.

DAM REBUILD:

Reminder: Those choosing to prepay their SID portion (\$4,842.28) need to pay in person at City Hall, 400 E. Main St. by August 12.

The concerns around the new outtake drain have been heard and followed up on. At this time, with the State approval and restrictions on the drain, we don't need to make any changes.

Please remember to supervise children under 14 years of age, and make a habit of playing away from the outflow area.

We are watching the outflow of the French drain for consistency of flow.

Meeting adjourned at 4:34 pm

Next meeting Tuesday, September 10, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.