

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS  
ASSOCIATION, INC.  
December 18, 2024

Board Members Present: Christina Files, Valerie Harper, Tammi Padilla, Mindy Clagett  
Guest: Vanessa Stratton

Call to Order 3:03 pm  
Minutes from the November meeting approved.

COMMITTEE REPORTS:  
ARB: 1 new form approved

SOCIAL: Two Otter Romps-a Cookie Exchange and Carriage Party were hosted in December .  
Ask the social committee host a refreshment table at the start of our annual meeting. Provide snacks, drinks, and name tags to help everyone connect.

OPEN SPACE: Tennis Court pump platform has been replaced and re-situated.  
OP Member Kevin Dawson is available for handyman work around the community.  
In the new year we will implement the board approved landscaping plan, as proposed by David Beard at a previous meeting.

RESERVE: Working to refine the Reserve budget to most accurately account for every dollar needed/spent.

POND: EcoResources water test results have been delivered.  
The pond quality looks good, but since we have a lot of people and pets swimming in the water, we will stay proactive against harmful bacteria and algae.  
Aerators are now off for the winter.

FINANCIAL: Reports provided by Tammi Padilla.  
Invoices approved.

ANNUAL MEETING PREP: Board to review packet before mailing.  
Tammi will print address labels.  
Post announcement at kiosk, as well as by email.

New 2025 Budget options:

1. Status quo, with no notable changes, except:
  - a. Increase dues by 10% to meet cost increases for regularly budgeted items, ie: lawn care, internet domain, utilities, office supplies and insurance premium.
  - b. Increase ownership transfer fee to \$200.
2. Increase dues more substantially, by majority community vote, to pay for an HOA management company, handyman and regularly paid bookkeeper. We would still need a volunteer board. We would probably see less involvement in our community's best interests, but would relieve the burden of the few volunteers we have.
3. A moderate increase- about \$60 per household above the 10% increase, by majority community vote, which would give volunteer board members a rebate on their dues after 12 months of service.

NEW BUSINESS: The Board accepts Vanessa Stratton as our newest volunteer board member. She will take the post of Treasurer and Bookkeeper. All other positions to be defined at the Annual Meeting.

Meeting adjourned at 4:50 pm  
Next meeting Tuesday, January 7, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.