

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

Present: Christina Files, Valerie Harper, Mindy Clagett
Guests: Tammi Padilla, Dan Shaw

Call to Order 3:01 pm
Minutes from the January 9 meeting approved.

COMMITTEE REPORTS:

ARB: 1 new form approved.

NEIGHBORHOOD WATCH: At this time, the board has decided not to pursue the installment of police surveillance cameras in the neighborhood.

SOCIAL: Random Acts of Kindness Exchange this month. (Thank you, Mary B!)
Need volunteers to run the Easter Egg Hunt.

OPEN SPACE: Adam G. Repaired the solar light in the mail kiosk. (Thank you, Adam!)
Tammi has placed a work order with DMEA to replace the street light that is out.

BOATHOUSE: Check windows for leaks/water problems. Also, check roof for holes. (Dan to investigate and report back to the board.)

POND: Dan Shaw has joined the pond committee.

Aerators are disconnected due to construction interference. The pond committee will contact Ecoresource Solutions, our pond management company, to clean and check the aerators after the pond fills.

MVC placed a screen to filter the outflow when they drained the pond, so no fish were lost to the canal. Fish are either living happily in the residual pond, or have been lost to predation. Not much observable fish loss on the mud.

The pond committee will research what species to restock the pond with in 2025.

FINANCIAL: Reports provided by Tammi Padilla.

All but one homeowner has paid their \$3,000 special assessment. Tammi to follow up with them this week.

Annual dues are to be paid by February 15. So far, about half have been received.

3 new invoices presented to the board were approved for payment.

Paid DORA.

Tammi and Valerie will look into options to make more interest on our Dam and Reserve funds.

DAM REBUILD UPDATE:

Culvert repair is to be put at the end of the timeline, in the fall, especially if digging is required.

So far, work is progressing well and on schedule.

This week will likely see the beginning of the new construction, as well as silt removal in the marina.

OLD BUSINESS:

Still researching options for our HOA Insurance policy. Since many companies recently abandoned this service, the wait for quotes from possible companies is long. Dan has gathered information that suggests State Farm may be able to provide rates and coverage comparable to our previous American Family policy, but is still awaiting the official quote. Jack is also awaiting some quotes to be considered.

NEW BUSINESS:

Once we have an insurance provider, we will ask about the coverage for board members/bookkeeper.

The board nominates and approves Tammi Padilla to take the board position of Member-at-Large in place of Tony Padilla.

Meeting adjourned at 4:15 pm

Next meeting Wednesday March 6, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.