

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
February 9, 2021
[revision 1]

***Note:** this virtual meeting was held via Zoom.*

Present: Lois Sailors, Kristie Sanchez, Wade Pynes, Christina Files, Mindy Clagett

Meeting called to order at 3:04 pm.

Guests: David Beard, Mark Bollinger, Chris Hebert, Steve Berger

Minutes: Minutes from the January 12, 2021 meeting were approved.

Lois made a motion to bring Christina Files on as Member-at-Large. Wade seconded. Board voted unanimously to approve. Welcome Christina!

Committee Reports:

Pond: Mark was available to answer questions following his recent report published on the website and newsletter. Doug and his team of students will return to work on the pond when it thaws.

A recent water evaluation showed that turning off one aerator this winter has not depleted the water's oxygen saturation. Aerator will be turned back on at thaw.

Silt Pond-verbal dredge bid to be put into writing. Wade will follow up. Silt pond will be dredged before thaw.

Silt samples will be taken to evaluate the composition of organic material and how viable a bacterial treatment would be.

Neighborhood Watch: Chris Hebert will compose a letter to be sent to all homeowners giving a simplified review of his Block Captains plan for us all to keep an eye out for our nearest neighbors.

Unfinished Business:

Snow Removal: Going well.

Boat House: New procedures still underway.

Pond Management: Which committee is responsible for waterline maintenance in open space? Lois will discuss with Kathy and Mark; board can determine at next meeting if this is still undecided.

An uncertain number of homeowners have complained about the geese.

Geese wintering on our pond is natural, inevitable, and federally protected. Only rare circumstances (like airports) get permits to gently relocate flocks. Since geese are all over the Montrose area, the removal of one gaggle would only leave room for another to move in, anyway.

David Beard brought up the aerators. Since they keep the water from freezing, they are promoting goose habitation. He wonders if we can further adjust them in the winter to reduce the goose population, or if the HOA supplied fish would suffer from decreased oxygen in the water. Further info to be pursued with the pond committee.

Contact Updating: DORA is up to date and the certificate is posted on our website.

TD Ameritrade signers updated to Lois, Wade and Tim Heavers, as our current bookkeeper.

New Business:

Financial Reports: Current budget report shared by Wade. HOA annual dues still coming in.

Future budget adjustments to be made after the board votes on our expense priorities at the next meeting.

Federal and State taxes are underway.

Covenant Enforcement Committee:

Letters are being drafted to notify homeowners whose shoreline needs maintaining. Since there are portions that need to be maintained by the HOA as well, letters will acknowledge the shared responsibility, as well as plans and resources the HOA will pursue and the option for homeowners to utilize HOA contractors and timelines. First notices will not be non-compliance letters, but friendly awareness of the need to maintain our covenantal responsibilities.

2021 Bid Process/Contracts:

Landscapers have renewed their contract with us. Lois to verify their insurance.

New ARB form: approved by unanimous vote.

New Bookkeeper: Tim Heavers has been serving as our bookkeeper for a long time and is getting ready to pass the torch. A new bookkeeper will need to be found in the next couple months.

Next Meeting — Next month's meeting will be Tuesday, March 9 at 3:00 p.m. **on Zoom**

The meeting adjourned at 4:05pm

—Minutes submitted by Mindy Clagett, HOA Secretary