

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

July 21, 2021
[revision 0]

Present: Kristie Sanchez, Christina Files (as of 10:38), Mindy Clagett
Guests: Kathy Heavers, Dave & Janene Beard

Call to Order 10:02 am

Minutes from June 2 meeting approved

Committee Reports

ARB:

New form has been reviewed and approved prior to this meeting. Now available online.
One recent homeowner submission has been approved.

POND:

Mark B. has submitted a thorough written report, which has been reviewed by the board. This report to be included in the newsletter.

SOCIAL:

August 8 Watermelon Social
September 4 Ice Cream Social
Details pending.

BOATHOUSE:

Ryan and Amber P. have volunteered to manage the Boathouse. Ryan will start moving the paper records over to digital files. A new paddle board rack has been purchased; installation options are being evaluated to make the most of our space.

The newly revised application for boathouse use will be published in the newsletter.

An inquiry about the privately owned pedal boats has raised the possibility of posting interest in the newsletter to see if owners are open to sell/share theirs. The board agreed.

OPEN SPACE:

Kathy H. has continued to address dry grass, weeds, etc. with our contracted landscaper. This same landscaper recently increased their price by \$5/hour without notification. They were replacing sprinkler heads at a high cost, so Kathy purchased the same kind in a bulk quantity for about half the cost. They are being stored in the boathouse and the landscaper has been notified to use those.

Kathy also mentioned that she has a binder with all the open space information accumulated over the years.

Tim H. submitted notes on a discussion held between him and Jerry Allen re: irrigation water quality. Fields that were previously dormant or growing alfalfa are now being used to grow corn. This change means we are seeing much more soil in the run-off and the water quality reaching our pond is much muddier. Some possible suggestions for mitigating the muck have been supplied for further consideration.

Bids are being gathered for putting gravel along the silt pond. The bid from our landscapers to repair the damaged grass was \$1,000.

Our 2022 budget will need to accommodate some increased Open Space costs.

The population of geese is increasing. Some homeowners have been feeding them, either intentionally or accidentally as they are offering food to ducks that is being picked up by the geese (and fish). This is harmful to the ecology of our pond and is already having a drastic impact, especially on the increase of algae and midges. The Department of Fish and Game will confront those feeding geese if not stopped immediately. *Please do not encourage the geese to populate our community* more than the natural attraction our pond affords them. Homeowners are advised that running a rope a few inches above the ground along the shoreline is an easy and effective way to discourage the geese from coming up onto lawns. Open Space sections could also benefit from this simple effort, with volunteers to do the one-time installment.

A report of many hundreds of goldfish in the pond has also been made. These fish are invasive, hearty and prolific. They have a devastating effect on our pond's ecosystem. *Homeowners, please do not dump your unwanted pets into the pond.* Colorado Fish & Game suggested that Brown and Tiger Trout would be a natural predator to these goldfish.

NEIGHBORHOOD WATCH:

While we maintain community-wide awareness, we do need a new captain for this committee.

FINANCIAL

Tim H. made a thorough report to the board via email.

He has renamed the income previously labelled "Services" to "Owner Transfer Fees".

Before re-investing funds from our recently matured CD, he advised we evaluate any financial needs in the short-term. As CD's are making more than bonds currently, we will place funds back into a CD.

Unfinished Business

VOLUNTEERS NEEDED! We are in great need of more community involvement. There are plenty of opportunities to contribute to the strength of Otter Pond. There's something for every skill and personality! Volunteers are needed in the following areas:

HOA Board Treasurer

Neighborhood Watch captain

ARB committee member

Open Space committee member

Social committee member

One-time: running rope along shorelines of Open Spaces

If the PAM system is to be employed, we will need a volunteer to feed the hopper periodically.

SHORT-TERM RENTALS:

Kristie has been in touch with the Conerly & Callahan law firm that originally drafted our covenant CC&R's. They expressed familiarity with our community and a willingness to assist with future amendment needs. Covenant language around Short-Term rentals to be clarified and simplified.

Kristie also spoke with our insurance agent about our liability. She was told that the liability coverage we currently have would be enough to include short-term rentals without an increase of premiums. However, claims of this nature are litigious and lengthy, so STR were advised against from their perspective.

New Business

State legislation is moving to make political signs and flags legal on all private properties without timing interference from HOAs. If this passes, we will change our CC&R's to reflect the new law.

Other obsolete CC&R's to be cleaned up at that time.

Dave and Janene Beard presented a report on some new research they have done to help mitigate the increased silt and dirty water coming down our irrigation ditch to the pond. Having reached out to many local water authorities, they came to a strong conviction that the most effective, affordable and ecologically responsible solutions are strategically applied Polyacrylamide (PAM) treatments and Wetland Filter Strips. The board is reviewing the report and will confer with our Pond Committee. More consideration is due to comprehend the homeowner impact, cost, timing, placement and volunteer maintenance of these options; as well as reviewing the cost and process of evaluating our pond floor for bacterial pellet application.

Meeting adjourned at 11:53 am

Next meeting August 10, 3:00 pm at 2035 Otter Pond Cir

Minutes submitted by Mindy Clagett, secretary