

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

June 2, 2021

[revision 1]

Present: Kristie Sanchez, Christina Files, Mindy Clagett

Guests: Janene Beard, Kathy Heavers, Paul Sheya

Call to order at 3:00 pm

Minutes from May 11 meeting approved.

Committee Reports:

OPEN SPACE There has been some difficulty in getting the groundskeeper to fulfill every task needed, ie: removing weeds in the planter and island at entrance, watering sufficiently, etc. This has been addressed with them, and if no improvement is seen, we need to take bids on a new landscaping company.

Some residents have inquired about putting flowers in the park space. Since this would require an ongoing commitment to water, deadhead, and otherwise maintain, the Open Space committee is reluctant to pursue at this time. The low-maintenance nature of our park is easily sustained through all four seasons.

Assess silt pond access and damage. Going forward with clean out procedure, do we prefer to patch and repair as we go, or budget for a more long-term solution? For further discussion.

BOATHOUSE The floors and center aisle are still in the process of being cleaned out in preparation for the Flag Day picnic. Homeowners who have stored item in unassigned spaces in the boathouse are responsible to remove, as is the annual procedure. As the boathouse will be open on the day of the annual picnic, anyone who has any items there will need to be advised of the theft risk.

Life vests in the boathouse have been donated are available for general community use, especially at the annual Flag Day picnic.

Discussed the consideration for charging a minimal annual rental fee for storing items in the boathouse to offset the cost of maintaining that property. Discussion to continue with new boathouse chairperson.

Steve Berger has been our boathouse director and is moving away this summer. We need a new volunteer to manage this asset.

SOCIAL June 14 6:30 pm annual Flag Day picnic potluck. Valerie H (970-417-7024) is taking RSVPs to include # attending, and the side dish to share you will bring. Also, bring your own chair.

ARB approved forms. Clarifications on pond shore rock. Continue to bring questions to Janene Beard.

POND See newsletter for latest report.

MISC. A query from a resident with an unusual circumstance: when a package is mis-delivered and the recipient doesn't know who the package was originally intended for, can we utilize the Otter Pond email list to notify residents? Yes.

Unfinished Business:

SHORT-TERM RENTALS As we continue to consider and clarify the impact of allowing or prohibiting short-term (<30 days) rentals in our community, the following was discussed:

Currently, our community is subject to the city regulations regarding the restrictions on commercial business. This includes a wide range of commerce, like in home daycare, small cottage industry, and short-term rentals.

Otter Pond has historically not been negatively impacted by the in-home daycare, or cottage industry, but all homeowners would be required to invest (included with HOA dues) in higher liability insurance to cover the risk our community pond presents with short-term renters. Since this cost would be shared by all the homeowners, all homeowners are encouraged to give their own feedback on whether they want to consider this risk/benefit.

A resident who is very familiar with short-term rentals brought up the scenario where an OP homeowner who is still a resident wants to rent just a portion of their home to short-term renters. There are numerous possible considerations, including: needing supplemental income, having adult children who come home and pay rent, or any other scenario that included the homeowner sharing their space with a renter. It was suggested that, if we decide to make short-term rentals allowable, we specifically include language that clarifies only short-term rentals where the landlord is present are permitted, thereby reducing the liabilities to our shared community, but accommodating the specific (hypothetical) needs of our residents.

Further input from residents is requested before we make any progress toward changing our covenants to allow Short-Term Rentals in Otter Pond.

FINANCIAL Tim H reported to the board the summary for the year so far.

A CD with TD Ameritrade has expired and will be renewed.

The budget income labelled "Services" may be better renamed "Property Transfer Fees" since that's where it actually comes from.

New Business:

NON-COMPLIANCE Many properties have dead trees, dry grass, weeds, and un-mowed lawn that need addressing. Vacant lots needs reminders to come mow.

Week of June 14 is co-op midge spray. Direct questions to Janene Beard (858-354-7343) or Gerry Witt (970-240-9913).

We need volunteers on several committees. See newsletter.

Meeting adjourned at 4:10 pm

Next meeting Wednesday, July 21, 10 am

At Kristie Sanchez's house 2035 Otter Pond Cir

Minutes submitted by Mindy Claggett, secretary