

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

**October 10, 2018**

[revision 1]

**Present:** Lois Sailors, Charli Oswald, Tim Heavers, Mark Bollinger, & Roy Anderson.

**Guests:** Kathy Heavers & Marshall Pendergrass

Meeting called to order at 3:05 pm.

**Minutes:** Minutes from the September 12<sup>th</sup>, 2018, OPHOA Board Meeting were approved.

**Committee Reports:**

**Open Space** – Kathy Heavers raised the topic of a possible new dock on the pond, remarking that the topic impacts the Open Spaces due to bank rocks being dragged by boats into the water; impacts social due to the annual summer boat rides, and obviously impacts the Pond.

**Ponds** – Mark said the water temperature is cooling, and the fish are healthy & big. Aeration is working well on just 3 pumps; the 4<sup>th</sup> will be repaired next spring. Leaf removal season is pending – Mark to investigate a net.

**Social** – Getting ready for Christmas and Valentine's Day events.

**Boat House** – Steve Berger has taken over chair for this committee.

**ARB** – Board approved Chris Herbert ARB application.

**Other Committees** – no reports.

**Unfinished Business:**

**Marina Bridge** – Tim reported the refinishing is complete. An extra coat was applied which should extend the life of the bridge another 10+ years. The martins survived and are still flying around the bridge!!

**Ditch Maintenance** – water will be turned off November 1<sup>st</sup>. UVWU confirmed that the F ditch is scheduled to be cleaned this winter/early spring. Residents bordering the ditch need to be prepared for access to the ditch right-of-way which could be in their yard.

**Landscaping/Weed control** – Lois reported all is good.

**Rentals Concern** – Tim reported on revised wording; agreed to by Board. A new point "c" will be added requiring owners to notify the board of their intent to rent their home, and requiring the current number of rentals to be reported in the HOA Meeting Minutes every month. The number of rentals limit has been set at 10% or 8 homes. This will be presented at the Annual Meeting.

**New Business:**

**Financial Reports** – Cash in checking savings are at healthy amounts. Preliminary 2019 budget was approved by the Board for presentation at the Annual Meeting.

**Non Compliance Issues** – none.

**Annual Meeting Documents** – Roy reported that all documents are ready except for Financials/Budget report. Will send postal mailing document (2 pages) to Tim post haste. Room is reserved and everything is a "go."

**Other New Business/Concerns** – none.

**Next Meeting** – Next month's meeting will be the **ANNUAL Meeting**, Monday, November 12<sup>th</sup> at **6:30 pm**, in the *Centennial Plaza Conference Room*. There will be no regular monthly HOA Meeting in November!

Meeting adjourned at 4:57 pm.

--Minutes submitted by Roy Anderson, HOA Secretary.