

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

**October 9, 2019**

[revision 2]

**Present:** Lois Sailors, Charli Oswald, Tim Heavers, Mark Bollinger

**Guests:** Chris Hebert, Neighborhood Watch

Meeting called to order at 3:05 pm.

**Minutes:** Minutes from the September 11, 2019 OPHOA Board Meeting were approved.

**Committee Reports:**

**Social** — The Lighting of the Pond celebration date is still *t.b.d.* The Cookie Exchange & Progressive Dinner will be the afternoon/evening of the same day (date *t.b.d.*). More details will be forthcoming in the Newsletter.

**Pond** — Monitoring of dissolved oxygen levels during the recent algae bloom showed that the aeration system was performing well as the levels were at near saturation and easily sufficient to support the fish population. According to the local Colorado Wildlife and Parks fish biologist, algae blooms have been widely observed throughout our watershed, and are expected to subside as water temperatures cool.

The analysis of the pond aeration system from the supplier of the system, Vertex, (suggested by David Beard) has been received and making the minor adjustments to the current system has been incorporated into the proposed 2020 budget.

A recommendation was made and discussion ensued regarding permission to allow a local limnologist and his high school students from the PEAK Academy to study and monitor the pond ecosystem and to provide ongoing input on pond management, at no cost to the homeowners. The Board approved the recommendation based on additional expert assistance in managing the pond and the educational/community benefit.

**Neighborhood Watch** — Discussions continue with Columbine Elementary regarding children's safety concerns and parent pick-up complications in the neighborhood. A meeting of the Committee will be held in November.

**Boathouse** — All applications for storage space are in.

**Unfinished Business:**

**Ditch Maintenance** — The water level is low due to an insufficient call below Otter Pond, but exists at the licensed level. Water will be turned off the last week of October.

**Insurance** — Clarification of current coverage and omissions were reviewed.

**Landscaping/Weed Control** — Winterizing to begin. A new signed contract with Prestige has been negotiated.

**Annual Meeting** — A Notice of the Meeting, 2020 Budget, Proxy, and Year to Date Summary of 2018 will be included in the required mailing scheduled to go out on or before October 20th. Additional information will be forthcoming by email, posted at the mailbox kiosk, on the website, and in the Newsletter.

**New Business:**

**Financial Reports** — The budget is on track, including amended costs for pond care. A full 2020 report and forecast was given and discussed based on submitted costs by Committee Boards. The Board approved the proposed 2020 budget keeping dues at \$388 for 2020. The recommendation to operate expenses from a credit card versus debit card for security concerns was approved by the Board.

**Non Compliance Issues** — The 3-dog variance was received for one year. Three additional complaints were received and needed action discussed.

**Next Meeting** — *There will be no regular Board meeting in November.*

***The Annual Meeting will be November 20th, 6:30 pm at the Centennial Meeting Room.***

The meeting adjourned at 4:54 pm.

—Minutes submitted by Charli Oswald, HOA Vice President