

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

April 11, 2018

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

Guests: Bob Sailors and Tadd King.

Meeting called to order at 3:03 pm.

Minutes: Minutes from the March 11th, 2018, OPHOA Board Meeting were approved.

Committee Reports:

Ponds – Mark gave an update on the pond. The cattails were burned along the silt retention pond and the debris was cleaned up. The rocks that had been thrown onto the ice and had settled on the boat ramp were removed. The debris that had accumulated where the culvert enters the pond was also removed. The pond has “turned over” and is clarifying nicely. A couple of dozen very small rainbow trout (4-6”) of unknown origin have been spotted in the silt retention pond.

Open Space – Bob Sailors updated the Board on maintenance of the Open Spaces by Prestige Landscaping. They have already begun work. They have the proper licensing to do their own weed control, which will streamline the process. Current plans include burying the exposed sprinkler lines in the park, and restoring the area around the trees at the marina. The receipt of their certificate of insurance needs to be verified by the board.

Other Committees – no reports.

Unfinished Business:

Ditch Maintenance – Tadd reported that ditch water was turned on 4/11; he cleared trash from the two gates, and he will make modifications to the weir at Otter Road and Woodgate to insure that we receive the proper amount of water. Tim reported that the Uncompahgre Valley Water Users Assoc (UVWUA) plans to clean the F ditch after it has water in it. Tadd was reminded that he needs to provide an insurance certificate to the Board.

Covenant Rental Changes – A discussion of the proposed additions and clarifications to the covenants regarding limiting the number of rental properties was conducted. A primary focus was on mitigating possible concerns of owners in a distressed situation that could arise if they need to temporarily rent their property while waiting for it to sell. The Board will continue to work on crafting the language for the proposed amendments.

New Business:

Financial Reports – Tim presented the financial report. Expenses remain on budget for the year. The annual transfer of \$4000 from the operating account to the reserve account will be made.

Non Compliance Issues – Nothing this month.

Next Meeting – Next month's meeting will be Wednesday, May 9th at **3:00 pm**, at *Timberline Bank*.

Meeting adjourned at 4:55 pm.

--Minutes submitted by Mark Bollinger