

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

May 10, 2017

Present: Margaret Noah, Mark Bollinger, Tim Heavers, & Roy Anderson.

Guests: Lois Sailors & Angela Mirecki.

Meeting called to order at 3:03 pm.

Minutes: Minutes from the April 12th, 2017, OPHOA Board Meeting were approved.

Committee Reports:

ARB Committee – The Board reviewed the Van Rapp House Plans for Lot 22, which have been approved by the ARB Committee, at their request. The plan involves a 2 foot encroachment on the required Pond setback due to the size and shape of the lot (just east of the Pond spillway). Motion for Plan approval was made by Mark, seconded by Roy, and passed unanimously with the stipulation that a "standard ARB" form be signed by the 3 nearest neighbors.

Open Space Committee – Hermosa will remove the juniper shrub on the south side of the Otter Pond entrance, and the tree stumps by the mailboxes, for \$1810.00. Tim noted that this expense is within their budget, and approved the spend. All common areas are in good shape and the landscaper is off to a great start (weeds appear under control).

Silt Retention Pond Committee – Mark reported that the dam is working well - the Pond has never been this clear at this time of year before!

Pond Committee – Mark reported that the swallows are eating lots of midges! The baby fish are on order - they need one more inch of growth before we take delivery!

Social Committee – Lois reported that plans are set for the Spring Regatta and picnic on June 14th.

Other Committees – no reports.

Unfinished Business:

Ditch Maintenance – Tim reported that the "new ditch" south of development has improved water flow greatly and contributed to a cleaner pond (along with the Silt dam). Tim noted that the weeds by the Silt dam have been attacked.

New Business:

Financial Reports – Tim reported all bills are paid to date – checking balance is very healthy! Reserve account is on track (healthy balance).

Non Compliance Issues – A letter was sent to out-of-town lot owner about weeds; the board identified two additional properties that appear to be in violation of the covenants; Tim will notify the owners via letters. Angela Mirecki visited the board to discuss her recent issues. It should be noted that it is a policy the Board will not disclose the source of neighborhood complaints.

Covenant Change Voting Status – Roy will contact Mark's Notary friend to arrange visits to remaining neighbors.

Next Meeting – Next month's meeting will be Wednesday, June 14th at **3:00 pm**, at *Timberline Bank*.

Meeting adjourned at 4:10 pm

--Minutes submitted by Roy Anderson, HOA Secretary