

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

May 12, 2020

[revision 1]

***Note:** this virtual meeting was held via Zoom...*

***Apologies to our guests:** still learning Zoom – will buy a version for June meeting!*

Present: Lois Sailors, Wade Pynes, Roy Anderson

Meeting called to order at 3:04 pm.

Guests: Kim Hansen, Huck (attorney for Kim), Paul Shea

Minutes: Minutes from the April 14, 2020, OPHOA Board Meeting were approved.

Committee Reports:

Social — on hold due to the COVID-19 virus.

Pond — email report from Mark, Peak Academy has ordered sensors and will install soon.

Other Committees — no reports

Unfinished Business:

Community Snow Removal — No snow. This is tabled until first snow in the Fall!

ARB Discussion — Tabled indefinitely.

Tennis Court — Tim has paid ½ the invoiced amount for the resurfacing project (see last month's Minutes) as agreed... work to start soon; will pay balance upon completion of the job.

Boat House — a new/revised form will be developed by end of May (mainly for new residents).

New Business:

Wade Pynes — asked to join the HOA Board – Lois moved that he be accepted onto the Board; Roy seconded; approved unanimously (Charli previously indicated her approval).

Kim Hansen Request — Kim and his attorney presented a request to locate a shed on Otter Pond Open Space property located at the extreme north end of the development (along the ditch behind their lot). Instead of the HOA being responsible for paying an ongoing park fee to the City, the required amount of open space was planned by the developer (including Open Space 3, shown on the Filing 1 Plat). – it has never been used or maintained beyond its natural state. Board will give Kim a decision after physically reviewing the property and checking with the City.

Financial Reports — Tim emailed a “healthy” financial report. Budget on track. \$4k moved from Reserve Fund as planned for the Tennis Court repair.

(continued next page)

Covenant Review — Tim emailed results of the Vote. ALL items passed **EXCEPT** #s 4, 5 and 7 which were removed from voting consideration by the Board prior to the vote deadline. Roy will edit the current Covenant document with the new passed versions, and present it to the Board and Tim for review prior to Formal Adoption.

Otter Pond Homeowner's Association, Customer Contact List											May 1, 2020	
Customer	Vote	1	2	3	4	5	6	7	8	9	11	12
	◆											
No Votes		3	5	6			7		11	6	6	8
Blanks				1					1			
Yes Votes		71	69	67			67		62	68	68	66
% Responded		87%	87%	87%			87%		87%	87%	87%	87%
Responded		74	74	74			74		74	74	74	74
No Response		<u>11</u>	<u>11</u>	<u>11</u>			<u>11</u>		<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>
Total – All Owners		85	85	85			85		85	85	85	85

Non Compliance Issues — a couple weed issues have been discussed with homeowners; will be fixed.

Next Meeting — Next month's meeting will be Tuesday, June 9th at 3:00 p.m. **on Zoom**
The meeting adjourned at 4:15 pm.

—Minutes submitted by Roy Anderson, HOA Secretary

May 1, 2020

Doug Eccher
Peak Academy
Montrose County School District RE-1J

Dear Doug Eccher,

RE: Water Quality Monitoring

OVERVIEW

Peak Academy has focused on invasive species in riparian and aquatic ecosystems. Otter Pond (a private pond/lake in Montrose) is experiencing eutrophication at an accelerated pace. Peak Academy, as part of the 3M EcoGrant, is focused on using remote sensory data collection devices to monitor significant environmental factors that are contributing to the eutrophication process. Based on the data collected a management plan can be derived that will improve the overall aquatic environment and limit invasive species. This will be a cooperative effort between students, teachers, and a number of community partners.

River Science is a 501(c)3 nonprofit whose mission is to bring cost-effective technology for data collection and information. River Science has been developing multi-parameter water quality instruments (i.e. sondes) since 2016 that provide real-time data. This program is called Spatial Water (Figure 1) and can monitor various parameters relevant to pond eutrophication. We propose to use two of our sondes to monitor the lake and the inlet source water. Below is a scope of work and cost proposal for these sondes.



Figure 1: Spatial Water quality multi-parameter sonde.



SCOPE OF WORK

TASK 1 – CUSTOM SONDE AND INTEGRATION

River Science will construct two sondes as data logging devices. The sonde in the deepest part of the lake will detect temperature, dissolved oxygen (DO), nitrate, and ammonia. The sonde in the inlet will detect nitrate and ammonia. These sondes will be configured as data loggers, but may be upgraded at a later date to transmit real-time data. This sonde will include a weatherproof hard case, solar panel for extended operation, and the detailed probes will have 20' cables.

TASK 2 – CALIBRATION ROUTINE PROTOCOLS

The nitrate and ammonia sensors currently do not come with a standard calibration routine. Therefore, River Science will develop a calibration routine with common ammonia and nitrate solutions. This will require testing and validation of the calibration routines and calibration drift assessments.

TASK 3 – SONDE INSTALLATION AND MAINTENANCE

River Science will provide a simple installation solution that holds all probes together and tidy cables. This will consist of a small 3D printed bracket, and details for placing the probes and cables in piping that is easily sorted from a local hardware store.

River Science will also provide 5 hours of support to insure your systems are performing as expected and help guide you with installation questions and challenges.

ASSUMPTIONS

During these challenging COVID times, we have identified that our manufactures are still producing necessary materials. We do anticipate slight delays in procurement, but we cannot commit to a specific timeline and may need to find alternative supply chains. As such, prices are subject to change and will be communicated with Peak Academy.

COST

The proposed bid (Table 1) includes the associated costs for the three tasks.

Table 1: Project costs based on specific tasks and labor.

Task	Materials	Time	Rate
Task 1: Custom Sonde and Integration	\$1,800	19	\$50
Task 2: Calibration Routine Protocols	\$55	9	\$50
Task 3: Sonde Installation and Maintenance	\$100	10	\$50
Total			\$3,855

Please let me know if you have any questions.

Luke Javernick, PH.D.
Executive Director
www.River.Science
719.428.9609

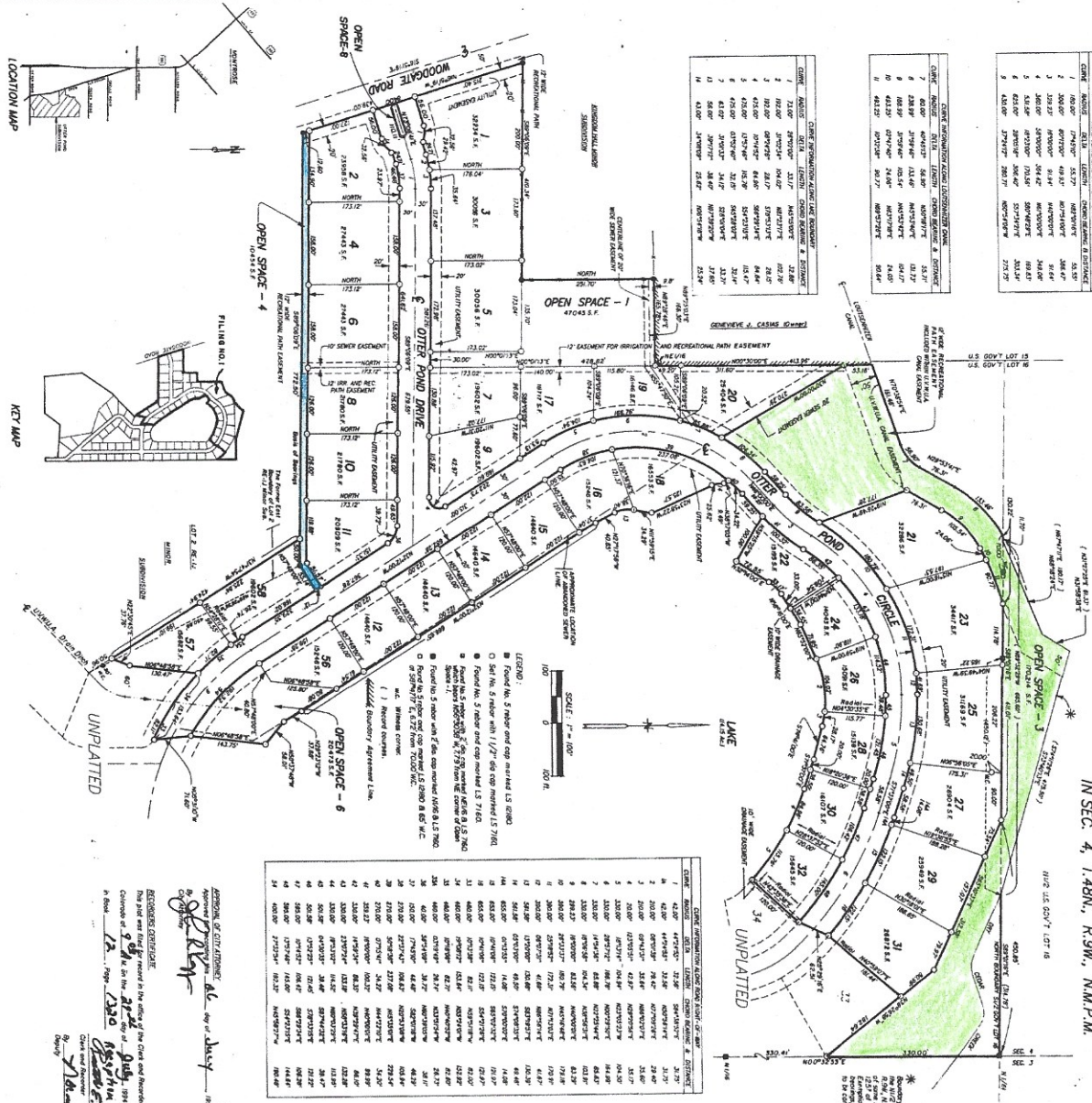
4. All foundations and basements will be engineered.
5. All on plot water mains shall be subject to an assessment for the cost to construct, install and maintain the water mains.
6. All connections to Widdoway Road and Otter Road, including curbs, gutters, kerbs, drains, basins, footways and related improvements. The Moorcroft City Council is hereby appointed as the authority to fund for each of the owners of each of the lots the full cost of exactly measured direct and indirect costs of the improvements.
7. The improvements shall be installed and maintained in accordance with the standards for all other purposes related to the amenity of such districts, other subdivisions and for all other purposes related to the amenity of such districts, other subdivisions and such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

NOTES: 1. Buildings will be set back 50 feet from lake right water line.
2. The recreational paths and apartment rowing trail, except for those across Woodrose Road and along the canal, shall be maintained by the Otter Pond Homeowners' Association and open for use by the public.
3. City of Andover will not be responsible for maintenance of drain canals and riparian effects. The Otter Pond Homeowners' Association shall be responsible for the maintenance of storm drainage pipes, culley pipes and other structures.

CLINE	ANALYSIS	DATA	LENGTH	CHROM. BEARING & DISTANCE
1	160.00°	17°45'00"	55.77	N42°01'04"E 388.45
2	160.00°	40°15'00"	418.43	N47°04'00"E 91.44
3	159.23°	48°00'00"	91.44	N47°05'00"E 348.00
4	160.00°	58°00'00"	344.42	N47°03'00"E 189.43
5	154.58°	48°15'00"	170.545	S50°48'29"E 303.34
6	423.00°	28°05'00"	306.40	S57°34'11"E 273.75
8	430.00°	37°44'17"	280.71	N02°45'00"W

CAR#	PROJ#	DT/L	LENGTH	CHORD	BEARING	▲	DISTANCE
7	60.00	60.4532°	56.80	N62°09'31"E		55.77	
8	2.28	31°19'46"E	133.46	N45°15'46"E		131.72	
9	102.99	37°59'46"E	103.54	N45°52'42"E		104.17	
10	443.33	03°47'46"E	24.60	N63°19'18"E		24.03	
11	443.33	107°12'04"E	30.77	N69°37'20"E		30.44	

CLIMATE	MOISTURE	DEPTH	LENGTH	NUMBER OF LOGS BOARDED	STRENGTH
1	72.00	2970.00	11.17	86.121.000	12.86
2	74.00	3102.54	10.47	84.753.125	12.86
3	76.00	2897.28	28.17	75.573.125	28.45
4	78.00	3091.83	8.46	89.789.125	8.46
5	82.00	3175.46	15.76	52.210.125	15.76
6	84.00	3078.66	12.15	54.253.064	12.15
7	86.00	3105.12	14.17	55.253.064	14.17
8	88.00	3091.17	18.47	60.129.064	18.47
9	90.00	3400.00	25.47	60.519.076	25.47



APPROVED BY CITY ATTORNEY
APPROVED BY _____
By: [Signature] Date: July, 1994

REC'D: 08/05/94
This map and findings were in the office of the Clerk and Recorder of Washoe County,
Nevada on 9th day of August, 1994.
Attest: 12 days. 12:30
Clerk and Recorder
By: [Signature] Date: August 12, 1994
Deputy Clerk: [Signature] Date: August 12, 1994

[illegible][illegible]