

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

**June 12, 2019**

[revision 2]

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

**Guests:** Angela Mirecki, Kathy Heavers

Meeting called to order at 3:00 pm.

**Minutes:** Minutes from the May 8<sup>th</sup> and May 10<sup>th</sup>, 2019 OPHOA Board Meetings were both approved.

**Hearing:** A hearing was held at a homeowner's request in response to a non-compliance issue. Homeowner presented the board with new information about the issue and indicated a request for a variance had been made with the City of Montrose. Tim made a motion to accept the City's determination, Roy seconded, passed unanimously.

**Committee Reports:**

**Open Space** – Kathy reported that the dead spruce tree in Otter Park had been root-bound due to not removing the burlap when it was planted. She said all the trees in OP were planted the same time by the same company, and the Board should expect more expenses in the future if other trees suffer the same fate. The split rail fence along the borders of Otter Park were paid for by the HOA – as they deteriorate the HOA will pay for repairs.

**Pond** – Mark presented his report (*see attached below*) ... Midge abatement work is progressing.

**ARB** – 1 ALRB form has been submitted.

**Social** – The OP Picnic is ready to go – more than 60 people have RSVP'd!

**Other Committees** – no reports.

**Unfinished Business:**

**Marina Bridge** – some of the supports still need paint; Tim will contact painter to schedule repair work.

**Ditch Maintenance** – the Rec Center culvert has disturbed water flow to a couple residents. Tadd will contact them to see what can be done to correct the situation.

**Landscape** – weeds appear under control – neighborhood looks good; Thanks Everyone!

**Tennis Court** – a RFP has been sent to AM/PM Sweeping, for supplies and labor to professionally repair the cracks in the cement. A decision will be made at the next meeting how to proceed.

**Boat House** – Lois made a motion to accept Dan Shaw's bid to paint the Boat House for \$1000; seconded by Mark; passed unanimously.

**Midges** – see notes for Pond Committee report above.

**New Business:**

**Financial Reports** – All dues are paid; all bills are paid; balances healthy; P&L is good; budget on track.

**Non Compliance Issues** – no new ones. Charli reported that the *Violation Form* on the web is out of date, as are the procedures for handling NC issues. She and Lois are working on re-writing both. Will report at next meeting.

**VRBO Question** – the Board has tabled this until Fall; it will also be a topic for the Annual Meeting.

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

**Next Meeting** – Next month's regular Board meeting will be Wednesday, July 10<sup>th</sup> at **3:00 pm**, at *Timberline Bank*. Meeting adjourned at 4:15 pm.

--Minutes submitted by Roy Anderson, HOA Secretary.

## **Pond Committee Report 6/12/19**

At the May meeting, in response to the discussion of midge mitigation strategies initiated by David Beard, the Board authorized the following actions:

1. The stocking of additional fish that would prey on the midges
2. The installation of an additional aeration head at the south end of the pond
3. The building of suitable habitat to encourage birds that would eat adult midges to nest near the pond

The expenditure of five thousand dollars was authorized by the Board to address these projects.

### **Status**

*Fish* – A major shift in policy that resulted from David's presentation is recognizing that the fish in the pond represent an important management tool in reducing the midge population, and are not simply a recreational resource for the fisherman. Thus, instead of relying primarily on individual contributions of resident sportsmen and sportswomen, the funding should become a budgeted item. To date, the following actions have been taken:

1. 1000 rainbow trout from Silver Springs Trout Farm were stocked at a cost of around \$0.85/trout.
2. 20 triploid (sterile) Asian carp from Silver Springs Trout Farm were stocked at a cost of \$20/carp.
3. 200 brown trout from Rainbow Springs Trout Farm in Durango are scheduled to be delivered later this week. However, they have already rescheduled this delivery twice.

Prior to the stocking, the necessary paperwork was completed with Colorado Parks and Wildlife. Repeated phone messages and emails have been left with the resident fish biologist to discuss potential other species that might be effective, such as gambusia. Currently we have four known species that serve to mitigate the midge population, the sunfish, which are self-sustaining, rainbow trout, brown trout and the carp. Any additional species added to the pond must be approved by CPW. Hopefully discussions with the fish biologist will have taken place by the July meeting.

*Aeration* – The proposed aeration addition has been discussed with Jay Houghton of Organic Pond, the firm that designed our aeration system. While Jay stood by their original design as adequate to address oxygenation of the pond, I explained that in response to homeowner

concerns we had decided to add an additional bubbler to the South end. Jay recommended that the most cost effective way to add one additional head at the South end of the pond would be to tee off of the line to the existing head in the vicinity. He told me that this would work well because the water pressure on these heads is much lower because of the shallow depth of the water, compared to those in deeper water. He also suggested that we get a head specifically designed for shallow water application that produces more numerous smaller diameter bubbles compared to normal bubblers. The shallow water bubbler head and tubing order totaling \$450 has been placed and the order is in shipment.

*Birds* – The idea of building of habitat suitable for nesting swallows was presented to Dr. Bruce Ackerman, a biology professor at CMU-Montrose and President of the Black Canyon Audubon Society. Bruce and I are in frequent communication about the birds on the pond; I try to get him a message when I spot a species that I think would interest his members, and he keeps me informed on what they are spotting. Bruce's suggestion is that we build bluebird boxes, as these would attract many insectivore species, including tree swallows. Plans from the Audubon Society for bluebird boxes have been given to Bill Codd, who is building a couple of prototypes. We will discuss with the Open Space Committee appropriate locations for these bird boxes. Homeowners will then be able to order additional bird boxes from Bill at a nominal cost prior to next year's nesting season. The Pond Committee wishes to thank Bill for his contribution and assistance. Bill also has plans for bat boxes for anyone who is interested.

*Submitted by Mark Bollinger, Pond Committee Chairman*