

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

**July 12, 2018**

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

Meeting called to order at 3:10 pm.

**Minutes:** Minutes from the May 9<sup>th</sup>, 2018, OPHOA Board Meeting were approved.

**Committee Reports:**

**Open Space** – Bob Sailors has tendered his resignation – **THANKS** Bob for your Service! The Board is looking for new volunteers to form a group to manage the Open Spaces. There are some brown spots in grassy areas (e.g., tennis court area) caused by fungus due to warm nights and *too much* water! Will recover in the Fall. Weed management has been excellent.

**Ponds** – compressor failure was repaired by Tim & Mark - 3 out of 4 are now running; 4th to be fixed when the weather is cooler!

**Social** – June 14th Regatta & Picnic were huge success; *"Fourteener Parties"* (a social the 14<sup>th</sup> of every month) continuing through out summer.

**Boat House** – Thanks to David Beard for his efforts to repair the wooden edging along the driveway.

**Other Committees** – no reports.

**Unfinished Business:**

**Marina Bridge** – Tim contacted two companies asking for bids to "paint" – neither was interested. The company that did the work 15 years ago has gone out of business. It should be noted that the underside of the bridge serves as home to 6 families of Martins who help control the bug population – we'd like to delay any work until Fall after they leave for winter!

**Ditch Maintenance** – UVWUA has cut back water flow to 70% of normal. Tim had a conversation with them after they examined the F ditch and noted they "promised" to clean it next Spring. *Homeowners who back up to the ditch should be warned!*

**Rentals Concern** – The Board finalized language for a proposed amendment to the Covenants regarding rentals (see attached). Roy will prepare an email ballot to be sent to residents – thanks to our amendments last year, a notarized vote is no longer necessary. Please return your vote per instructions in the ballot as soon as you can.

**New Business:**

**Financial Reports** – Tim reported the budget is on track; checking and reserve account funds are at healthy levels. All bill have been paid to date. Committees for the most part have been doing a good job keeping expenses on budget.

**Non Compliance Issues** – Weeds, trailers, unused vehicles, dead trees all are a concern. If you note a violation please fill out a form (on the web) and send it to Charli.

**Next Meeting** – Next month's meeting will be Wednesday, August 8<sup>th</sup> at **3:00 pm**, at *Timberline Bank*.  
Meeting adjourned at 4:30 pm.

--Minutes submitted by Roy Anderson, HOA Secretary

**(u) Rental Property.**

- a) General Provisions – No property shall be purchased or constructed for the sole purpose of conducting rental activity. Owners may rent their homes: 1) only after first occupying their property a minimum of one year; and 2) only insofar as renting the unit does not exceed the maximum number of rentals in the HOA of six; and 3) only if the property is rented or leased as a single-family residence for a period of not less than one year. Short-term rentals such as VRBOs, B&Bs, etc. are considered commercial activity prohibited under Article III Section (f).
- b) Exceptions – Requests for exceptions to the general provisions stated above must be submitted in writing to the Board and will be given consideration on a case by case basis.
- c) Governing Documents – All leases and rental agreements to non-owners shall be accompanied by the most recent covenants and shall state that the failure of the tenant to comply with all such covenants shall be considered a default of the respective agreements and such default shall be fully enforceable by the HOA against the owner.