

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

July 26*, 2017

Present: Charli Oswald, Tim Heavers, Mark Bolinger, Dan Bradburn & Roy Anderson.

Guests: Alma Buis, Lois Sailors and Kathy Heavers.

Meeting called to order at 3:15 pm.

Minutes: Minutes from the June 14th, 2017, OPHOA Board Meeting were approved.

Committee Reports:

Open Space Committee – Large number of open area landscape maintenance issues - a list of concerns written by the committee (attached) was sent to Hermosa. If they do not take care of them we will be searching for a new service.

Kathy mentioned that numerous people have mentioned the under utilized areas in the open space (e.g., tennis court). It was decided this could be a discussion for a future meeting.

The concern about VRBOs occurring in the neighborhood was discussed - Tim pointed out that they are clearly prohibited by the Covenants under the "No Home Businesses" section.

Neighborhood Watch Committee – Alma reported that there have been several instances of teenagers taking the paddle boats from the dock for joy rides with alcoholic beverages! Residences are asked to lock up their paddle boats at the dock. Alma has prepared new simpler, easy to read signs to be placed at the Marina (see attached). Mark made a motion to approve the purchase of these authorizing Alma to spend up to \$1,500 for them (2 signs); Dan seconded; passed unanimously.

Pond Committee – the water has gotten "cloudy" as a result of the ditch issues at Otter Road. Thanks to Kathy the City is now repairing the culvert under the road. Mark has tested the water in Pond and found nothing out of the ordinary. He also reported that we now have 2000 new 4 to 6" fishes in the Pond!

Other Committees – no reports.

Unfinished Business:

Ditch Maintenance – good, except the issue at Otter Road which is being repaired at this time.

New Business:

Financial Reports – Tim reported all bills are paid to date – checking balance is very healthy! Reserve account is on track (have not used any reserve funds this year to date).

Non Compliance Issues – No letters sent this past month.

Covenant Change Voting Status – Roy has been trying to contact Mark's friend (a Notary) to go door-to-door, but has not been able to reach her. Mark said he'd try to get her help.

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

Meeting adjourned at 4:45 pm

* Due to several Board Member's inability to make the original Meeting date it was rescheduled on the 8th of July to this later date.

--Minutes submitted by Roy Anderson, HOA Secretary

Otter Pond Open Space Issues

Ryan,

1. As soon as the grass comes up by the mailboxes, we will mail you a check (as per your quote) for:

- removing the shrub at the entrance;
- removing the rock, metal and stumps by the mailboxes: and
- seeding the area by the mailboxes and the silt retention pond .

Thank you for getting all those things done.

2. The mowing and trimming in all the Open Space areas is always done in a timely manner and done well. Thank you for that as well.

3. Unfortunately, keeping **the grass green** has been an issue. I have received SO MANY COMPLAINTS. Since we have free water, that has been difficult to understand. It seems like when your employees come to mow and see that the grass is dried up and yellow, they could adjust the timers or check the sprinkler heads to see what the issues are. We have tried to avoid tweaking the sprinkling system timers so that we would not interfere with what your preferences are, and fortunately we have gotten rain, but some areas looked awful. If I need to call you each time that occurs, I will do so, but I have tried to avoid “bugging” you. It seems to me the simplest solution is when your employees come to mow and see that the grass is dried up and yellow, they could adjust the timers or check the sprinkler heads to see what the issues are. Please advise. . **(Contract page 4 General, #5*)**

***Our contract reads that Irrigation systems will be monitored by the crew supervisor and recommendations to adjust the rate of applications to meet changing conditions shall be his responsibility. Repair and maintenance shall be the responsibility of the owner, but I believe our agreement is that you were willing to repair/maintain/replace the heads/timers etc. at our expense. Please advise.**

Sprinkling System Timers:

We have tried to avoid tweaking the sprinkling system timers so that we would not interfere with what your preferences are, but some areas (as indicated below) are yellow and dying. In addition, our area was hit by a lightning strike, and it appears to have affected our timers. Please check the time on all the timers. Some would not shut off; in others, the zone wouldn't work at all. **(Contract page 4 General, #5)**

Tennis Court area:

- Sprinkling System Zone 2 – **Red light comes on for Zone 2** indicating an error and Zone 2 does not work at all. The grass is dried and yellow. Please check that. This timer may have been hit by lightning as well. **(Contract page 4 General, #5*)**

- Sprinkling System Zone 3 – **Two heads in the center only rotate ½ way** instead of full circle. The area not covered because of this are dried and yellow. Please set to full circle. **(Contract page 4 General, #5)**

Boathouse:

- The sprinkler system at the Boathouse has not been working at all. That is the reason the lawn dried up. It appears the filter at the pump becomes covered with algae which prevents intake of water. So the pump runs, but there is not enough water coming in to run the sprinkler heads. Would you please ask whomever is mowing there **to check/clean that filter once a week** when they come to mow so that the sprinkling system will work and we won't burn up the pump. **(Contract page 4 General, #5*)**

- It appears the timer at the Boathouse was affected by the lightening also. We got a call while on vacation that the last zone had been running for six hours and wouldn't shut off. We told them to just shut the timer off and luckily we have had rain since then, but **that timer needs to be checked** for sure. **(Contract page 4 General, #5)**

- There are three heads that are not working on zones 2 & 3. **(Contract page 4 General, #5*)**

East Open Space (between 2024 and 2026 Otter Pond Circle):

- Please cut **the lower branches** off those trees and **remove any dead weeds**. **(Contract page 2, #2)**

Otter Pond Park:

- The weeds and tree sprouts have been sprayed, but the dead weeds/ sprouts have not been removed. **Please remove these**. **(Contract page 2, #1; page 3, #7)**

- Please **trim the branches** off the bushes and shrubs **that obstruct the sidewalk**. **(Contract page 2, #2)**

NO
TRESPASSING
----- PRIVATE PROPERTY-----
HOA MEMBERS USE ONLY

STRICTLY ENFORCED BY: THE OTTER POND HOMEOWNERS ASSOCIATION & THE
MONTROSE POLICE DEPARTMENT

HOURS:

HOURS: 8:00 A.M. – 10:00 P.M.

WARNING:

NO LIFEGUARD ON DUTY

POND RULES:

ALL GUEST AND CHILDREN UNDER 14, MUST BE ACCOMPANIED BY A OTTER POND
HOMEOWNER!

LIFE VEST REQUIRED FOR CHILDREN UNDER 14

NO ICE SKATING OR ICE FISHING

FISHING IS CATCH AND RELEASE ONLY.

MONTROSE CITY NOISE ORDINANCE:

ANY NOISE WHICH UNREASONABLY ANNOYS, INJURES OR ENDANGERS THE
COMFORT, HEALTH, PEACE, OR SAFETY OF OTHERS IS NOT ALLOWED.