

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

August 9, 2017

Present: Margaret Noah, Charli Oswald, Tim Heavers, Mark Bolinger & Roy Anderson.

Guests: Kathy Heavers.

Meeting called to order at 3:00 pm.

Minutes: Minutes from the July 26th, 2017, OPHOA Board Meeting were approved as corrected.

Committee Reports:

ARB Committee – it appears house construction next to the spillway is "moving forward" (preliminary plans have been submitted, but nothing yet approved).

Open Space Committee – Another list of landscape maintenance issues was presented by the committee. Kathy reported on the current status of these items: the grass is now green; most things on the list have been corrected (she does not know the current status of the Sprinkler System @ Zone 3), however, she has never been contacted by Ryan, as was requested.

Neighborhood Watch Committee – Committee Chair is now Lois Sailors. Charli reviewed the email reported sent to the Board by Lois (see attached).

Pond Committee – the water has gotten a little brown due to the recent rain runoff, but Mark considers it "normal" given the runoff. He also said that a repair of a "semi-permanent" nature was done to the mesh at the spillway in order to keep the newly planted "baby" fish in the Pond. A permanent repair will be done in the winter when the Pond is lower. Mark also cleaned all the pump filters recently - thank you Mark for your dedication!

Other Committees – no reports.

Unfinished Business:

Ditch Maintenance – Tad did a great job working around the Otter Road culvert repair. Ditch is running well.

Pond Signs – the Board discussed the need for clear, approved verbiage on the future signs, and has delegated developing those words, and the visual appearance (design) of the signs to the Neighborhood Watch Committee. The Board has requested those results to be reviewed at the next Board Meeting (9/13/17), if they are ready. Funding was approved at the last Board meeting.

Covenant Change Voting Status – Margaret has requested a list of the missing voters and she will visit them.

New Business:

Financial Reports – Tim reported little has changed since the last meeting (only 2 weeks ago) – all bills are paid to date, and we are on track to meet our 2017 budget actuals.

Non Compliance Issues – 4 letters sent in the past month; 3 corrected, 1 remains uncorrected. Many dead Aspen trees have been removed in the last month; thanks to all who took care of them.

Annual Meeting Date – the Board has chosen Wednesday, November 29, at 6:00pm for this year's Annual Meeting. More news, agenda, etc. will be forthcoming in the next couple months.

Next Meeting – Next month's meeting will be Wednesday, September 13th at **3:00 pm**, at *Timberline Bank*.
Meeting adjourned at 4:10 pm.

--Minutes submitted by Roy Anderson, HOA Secretary

August 9, 2017

Hello Otter Pond owners!

I have had the opportunity to meet many of you on my daily walks! What a great neighborhood Bob and I found to make home.

As most of you have already heard, Alma recently stepped down as the Neighborhood Watch chair-person. I was appointed as the new chair! Big shoes to fill!! Alma isn't going anywhere but UP! She will be assisting Joyce Loss with the Montrose County Neighborhood Watch! My phone number is 970.389.9807 and I live at 1837 next to Tim and Kathy Heavers.

If you see anything suspicious or unusual in the neighborhood, please call the police...911! Let them deal with the situation! Then contact your block captain or any block captain or me and get them involved!

For non-emergency situations call dispatch...970.249.9110.

Sadly, Andrew Beard has resigned as Block Captain due to other engagements and time demands. He will be missed!

A couple days ago, an Otter Pond resident saw a man walking through yards and acting strange. The resident did approach him and wasn't comfortable with him. She went into her home and called the police. She gave them a very good description and the police did make contact with him as he was leaving and they were arriving.

The individual didn't do anything illegal in Otter Pond. However, there was a warrant out for him and he was arrested. I got my information second hand...hope it's accurate!

I am going to repeat myself...if you see anything unusual or suspicious CALL THE POLICE! Don't try to handle it yourself! If it's nothing, that's OK! Would rather be safe than sorry and I want all the Otter Pond residents safe!

I will get an updated Block Captain list out soon. Recently Connie Lowe and the Heberts were added as Block Captains! Thank you and welcome Connie, Chris and Suzanne! If anyone else is interested in being a Block Captain, let me know!

Sincerely,
Lois Sailors
Neighborhood Watch Chair-Person