

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

September 11, 2019

[revision 1]

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

Guests: Andrew Beard

Meeting called to order at 3:05 pm.

Minutes: Minutes from the August 14th, 2019 OPHOA Board Meetings were approved.

Committee Reports:

Social – Ice cream social was well attended and fun; thanks to all who organized and gave boat rides.

Open Space – the needed touch-up painting to the bridge is done. Weeds are under control. Lighting for the entrance sign was discussed... The Board would like to request a solution proposal from the Open Space Committee at the October meeting. A new irrigation pump has been installed near the Marina.

Pond (+ Midges) – the midge abatement efforts have been completed. A sample swallow/bluebird house is at the Marina - the September Newsletter has instructions for ordering these. Mark completed depth mapping of the Pond and forwarded the data to Vertex who will suggest changes to the aeration system if any are needed.

Other Committees – no reports.

Unfinished Business:

Ditch Maintenance – the ditch is currently running well. Tadd has been keeping a close eye on it!

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

Pond Insects – see report under "**Pond (+ Midges)**," above.

Boat House – painting is finished! Looks great!

Insurance Issues – Tim questioned our agency concerning volunteer liability and got conflicting answers; will request interpretation of the Policy contract and report at the next meeting.

Andrew Beard – presented reasons why he felt his tree, planted in the ditch easement, was not within the rights of the HOA Board to demand it be moved. The Board restated its position that it (HOA Board) does not approve the tree's location and continues to ask it be moved out of the easement area.

New Business:

Financial Reports – All bills are paid; balances healthy; P&L is good; budget on track. Reserve fund balance is at projected value for this date. Expected that cash balance is sufficient to meet remaining expenses to year end.

Boathouse Applications – Primary Applications must be submitted by 9/30. Send applications to Steve Berger, via email to Steve's attention at otterpondhoa@gmail.com or postal mail at 1826 Otter Pond Cir, Montrose 81401.

Non Compliance Issues – a City Variance was expected for a 3-dog issue last month but was never produced. A letter will be sent.

Annual Meeting Preparation – November 20, at 6:30 pm was chosen as the date/time. Roy will secure a venue. Committee chairpersons need to submit their budget requests to Tim BEFORE September 30th, so a proposed 2020 budget can be created for the Annual Meeting. Roy will prepare all required documents (except financials) for the October HOA Board Meeting.

Other New Business/Concerns – none.

Next Meeting – Next month's regular Board meeting will be Wednesday, October 9th at **3:00 pm**, at *Timberline Bank*. Meeting adjourned at 5:00 pm.

--Minutes submitted by Roy Anderson, HOA Secretary.