

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**  
**OTTER POND HOMEOWNERS ASSOCIATION, INC.**  
**January 12, 2021**  
[revision 3]

***Note:** this virtual meeting was held via Zoom.*

**Present:** Lois Sailors, Kristie Sanchez, Janene Beard, Mindy Clagett

Meeting called to order at 3:06 pm.

**Guests:** Dave Beard, Kathy Heavers, Justin Musser, Ken Johnson

**Minutes:** Minutes from the November 10, 2020 OPHOA Board Meeting, and November 19, 2020 mini meeting following the Annual meeting, were approved.

**Committee Reports:**

**ARB:** Janene reported confirmation of Shima roof approval.

Steve Berger has volunteered to join the ARB. Motioned by Janene, 2<sup>nd</sup> by Kristie, approved by unanimous vote.

**Open Space:** Kathy Heavers reported that all but about \$400 of the \$10,000 budget for the open space has been spent. Some costs were saved by volunteers and donations. Prestige Landscaping has not yet completed a list of end of season tasks. Those were contracted and will be taken care of first at the start of the new season at no cost.

**Pond:** Silt Pond: gathering bids to clean it out this year. A verbal bid of \$2,000 to be put in writing. Mark to follow up. Justin looked into a bid from Precision Hydrovac, which for the silt pond was \$9,000. He estimates that to have them dredge the marina a depth of 4 ft would cost about \$45,000.

Shoreline repair to be addressed by letters sent to homeowners advising them of required maintenance. Lois will send notes to Kristie and Janene; Kristie will write letters.

Justin pointed out that the timing of shoreline, pond, and marina maintenance will need to be coordinated so we don't undo one work in the process of another. Dave suggested that some maintenance would be better done while the ground is frozen to minimize damage to sod and sprinklers.

The rocks in the marina have slid off and the liner is showing. There is currently no budget for marina maintenance.

Dave and Janene presented some research regarding the mitigation of both the muck buildup and midge population. They found that if we could do an evaluation of the muck in our pond, a unique pellet containing bacteria and microbes that particularly consume that composition would reduce the muck, thereby lowering the level of the sludge and reducing the breeding soil for midge larvae.

It is estimated that over 20 years, about two feet of sludge has built up on the pond floor. This pellet solution is projected to lower that muck by as much as 8-12" in one year.

This is proposed as both more affordable than mechanical dredging, and better for the ecology of our pond than insecticide or larvicide. The pellets would also promote safer conditions for humans in the water, as some of the muck is likely to contain e.coli, salmonella, and other hazardous bacteria.

The pellets could be used first in a small area, like the marina, and if proven effective, later applied to the pond at large. Further research to be considered.

Justin suggested using the CSU Agricultural dept as a possible resource for affordable evaluations. He also recommends the committees addressing the pond and open space identify a unified mission in addressing those concerns so they don't contradict each other's purpose. (ie: insecticide vs. natural solutions)

And a list of action points for the pond to be made with Mark.

Janene motioned to form a committee to join with the Pond committee in order to be fully informed of our options,

research, plans and costs of the pond maintenance, since this is such a prominent feature of our community. The motion was not seconded. Lois suggested meeting with Mark and Pond committee before forming another committee.

#### **Unfinished Business:**

**Boat House:** A new procedure and application for boathouse use is being worked on, to be ready before summer.

#### **New Business:**

**Financial Reports:** Wade was absent and so there was no financial/budget review. Lois reported that about 1/3 of homeowners have paid the annual HOA dues so far.

**Contact Updating:** Secretary of State/Dept of Revenue have been updated with Wade Pynes as our contact. Bank account signers have been updated to Lois, Wade, and Tim Heavers, as our OPHOA bookkeeper. DORA is in process, pending on their end. TDAmeritrade still needs updating. Lois is pursuing this, to authorize Lois and Wade.

**Open Space/Private Property Trespassers:** Discussed the HOA rules that guests must be accompanied by homeowners when using open spaces. Kristie suggested physical passes for users to carry. Could also be used for parking permits around the school. Janene suggested an email be sent to homeowners reminding us all of the rules for using the shared space, to be reiterated in monthly newsletters beginning in March.

**Kiosk:** managed by Lois. Mail keys held by Lois and Tim.

**Email:** Mailchimp a possibility for future newsletter distribution.

**Newsletter:** Board will give all notes and revisions to Lois, who will communicate final revisions to Kathy.

**Covenant Enforcement Committee:** Lois, Kristie, open to one more member from the community. Letters of compliance sent by Lois or Kristie.

Homeowners need to be reminded that ice/snow removal in front of their property is their responsibility. Sidewalks must be cleared for safety.

Janene suggested the possibility of having F Ditch water piped in instead of running through ditch?

**Next Meeting** — Next month's meeting will be Tuesday, February 9 at 3:00 p.m. **on Zoom**

The meeting adjourned at 4:59pm

—Minutes submitted by Mindy Clagett, HOA Secretary

## Otter Pond Management Plan 2021 Submitted by Mark Bollinger

### **Aeration Plan**

- Jonathan Silvester will have the lead role
  - normal maintenance
  - Changing the air filters on the compressors
  - Blowing out bubbler heads
  - Rebuilding the compressors – saving major \$\$ by doing ourselves
  - build 1 or 2 additional bubblers
  - Cobble existing bubblers together with plastic irrigation plumbing parts
  - relocate bubblers per Vertex
  - Locations provided by Vertex base on depth data obtained in 2019
  - 4 2-head bubbler in South End, 4 4-head bubblers in North End

### **Fish Plan**

- Wade Grubbs has volunteered to take on this role – I will be showing him the ropes
  - secure CPW permits
  - All fish stocked in the Colorado River drainage must be approved to avoid introducing invasive species (small mouth bass in Ridgway Reservoir)
  - order 1000 5-7 inch trout
  - Obtain from Silver Springs trout farm in Montrose
  - Pay per pound – 5-7” most bang for buck – grow quickly eating insects
  - order 30 sterile grass carp
  - Eat algae around the edges of the pond, also work the bottom of the pond
  - Sterile = expensive - \$20 each
  - creel surveys & summary
  - How do we know how many fish are in the pond, how many do we need, what is the carrying capacity – I’ve done this empirically in the past
  - Doug has experience with this and will help design plan, input from Eric Guardunio at CPW Wes will implement
  - educate catch and release
  - Newsletter article – obtain info from CPW or Trout Unlimited

### **Insect Mitigation Plan**

- see Fish Plan
  - Primary strategy to reduce the midges is to have enough fish in the pond to eat them as they hatch
  - Cold water in spring and fall – trout
  - Warm water in summer – sunfish
- communicate with residents about additional strategies
  - Submit a newsletter article to remind homeowners that they can reduce the number of insects in their yard by minimizing outdoor lighting (using yellow light), employing bug zappers, reducing plantings, and encouraging birds
  - My personal experiences

### **Silt Retention Pond Plan**

- Justin Musser will be playing a major role, but he is a bit busy at the moment – he and Danielle just had a new baby

- obtain bids and select contractor
- Tim Heavers helped me out and got a couple of verbal estimates, Justin also got one
- Plan to go with Red Rock Excavating, who did it last time
- Mel Schroeder will be supplying a written quote
  - remove cattails and dredge silt
- Mel and I discussed a schedule in late Feb to early March
- employ measures to improve efficiency
- Justin has some ideas here – I will be anxious to see what he comes up with

### **Chemical/Biological Monitoring**

- Doug Eccher and his students at Peak Academy
  - o Met Doug when teaching at MHS
  - o Very impressive – Montrose District TOY, Colorado State Biology TOY
  - o First career as a limnologist managing ponds on the Front Range
- students/D.Eccher design plan
- Won a statewide award for \$100000 for the district, but he got about \$10k
- Featured on 9 News in Denver – video of the students out on Otter Pond
- deploy continuous sensors
- Floating platforms for dissolved oxygen, temperature, ammonia and nitrate from two locations
- develop data system
- Doug tells me the data will be collected 24/7 using remote sensory data collection devices
- plankton sampling and ID
- August/September plankton sampling and identification

### ***The next two items are Special Projects for 2021***

#### **South End Goose Mitigation**

- discussions with CPW
- Visited with CPW in January
- Federally protected migratory species – not here year round
- Audubon wants to help!
- Bigger problem than Otter Pond – work with City, get all stake holders OP, Audubon, Golf Courses, Parks & Rec
- turn off aerators at south end
- Experiment for 2021 – less open water, fewer geese?
- Fish can swim, bacteria can't
- Will oxygen be depleted in South End
- Aerobic vs Anaerobic
- If oxygen depleted, may exacerbate midge problem in early spring
- measure DO through the ice
- Go out with canoe on ice, cut hole, take sample

#### **Sediment Depth/Marina**

- Doug and Mark -use split tube to measure sediment depth
- Take cores from different locations, including marina, south end, mid pond and north end towards spillway

-obtain original pond specs if available

- Don Kintz, City(?), CPW(?)

**Plan/Budget for 2022**

-communicate proposed projects and cost (including marina dredging)

-prepare budget and present plan