

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
July 18, 2023

Present: Kristie Sanchez, Christina Files, Mindy Clagett
Guests: none

Call to Order 3:01 pm

Minutes from the June meeting approved.

COMMITTEE REPORTS:

ARB: 3 new forms approved.

SOCIAL: Request volunteers to host Watermelon and Ice Cream socials in August and September.

NEIGHBORHOOD WATCH: Sent an email reporting an incident regarding an aggressive animal.

RESERVE: Committee will meet this week to be certain all common areas have been identified, then will assign to members to pursue bids.

POND: A free consultant will be brought out to give the pond committee an evaluation for ongoing pond health and maintenance.

Doug E. has requested that, when the pond is drained, his students be permitted to have a data drone fly over to map the depth.

Kristie will look into rules about drones; ask Craig if he has depth data to share; and ask for previous student study data to be provided. If there are no restrictions, the board will approve the request.

FINANCIAL:
Provided by Tim.

DAM TIMELINE UPDATE:

Kristie met a second time with our attorney, Mindi Conerly, to confirm the advice given to the HOA. Mindi provided additional criteria for the concept of "governmental immunity" and clarified the concept. Mindi reiterated that it would be a significant financial investment for our HOA and would **ultimately not be a survivable claim**. The Board continues to stand by its decision to not bring legal action against the City of Montrose.

Kristie signed Craig Ullman's contract to begin collecting bids.

The timing of the rebuild will be determined by which path is most affordable.

The board is considering a two payment option for the special assessment, one in the fall, and one in late winter.

NEW BUSINESS:

Weed Control- everyone notified is working on it. Vacant lots have been contacted and responded with plans to proceed. The board recognizes that several properties have weeds,

dead trees, etc. Before sending out compliance letters, we would appreciate all homeowners taking a look and being proactive with their yards.

Meeting adjourned at 3:25 pm

Next Meeting Tuesday, August 22, 3:00 pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.