

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
July 2, 2024

Present: Christina Files, Valerie Harper, Jack McKelvy, Tammi Padilla, Mindy Clagett
Guest: David Beard

Call to Order 3:03 pm
Minutes from the June meeting approved.

COMMITTEE REPORTS:

OPEN SPACE: We need volunteers to move pink granite rocks back to dam area.

BOATHOUSE: Shingles have been repaired.

RESERVE: Evaluating priorities for maintenance and fund use.

SOCIAL: We have new committee leaders! Thank you, Tina Davis and Carrie Galusha, for stepping into this role!

The Clagetts (2011) will host a backyard 4th of July potluck celebration-neighbors bring your own chairs or blankets, something to share, and come play on the pond and lawn. Fireworks viewing optional. Party starts at 6 p.m.

POND: Eco Resource Solutions coming July 9 to put in new compressors, make a plan for FLOC log placement, begin pond health evaluations.

The bank along the silt pond is eroding. Consider solutions to strengthen that side.

How often should the silt pond be cleaned/marina dredged?

Ladders for marina docks? Jack to follow up.

FINANCIAL: Reports provided by Tammi Padilla.

Still awaiting final Dam project bills.

Follow up with Lois about questions on landscaping bill, especially sprinkler charges.

DAM REBUILD: The outflow has been monitored daily, and all looks good.

The State approved volume above 8-1/10' on July 1, so we will see the level rise to its original volume.

Those choosing to prepay their SID portion (\$4,842.28) need to pay in person at City Hall, 400 E. Main St. between July 9 and August 12.

OTHER BUSINESS:

David brought concerns based on his pond volume observations and measurements.

He also mentioned concerns about safety around the new outflow tower.

Discussed posting a sign on the end of the catwalk cautioning water users to keep away.

Mindy to contact our attorney to ask about sign language and liability.

Christina to speak with Jason W. About what we can do to physically reduce risks; as well as address the apparent 5.5" volume discrepancy.

The board is looking at updating our covenants, especially around dock restrictions.

Meeting adjourned at 4:43 pm

Next meeting Wednesday, August 7, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.