

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND  
HOMEOWNERS ASSOCIATION, INC.  
June 12, 2024

Present: Christina Files, Valerie Harper, Jack McKelvy, Tammi Padilla, Mindy Clagett  
Guests: Lois Sailors, Janene Beard

Call to Order 3:01 pm  
Minutes from the May meeting approved.

COMMITTEE REPORTS:

ARB: 4 new forms approved. Further discussion regarding covenant compliance clarifications.

OPEN SPACE: Tennis Court maintenance is necessary this year. Discuss at the Annual Meeting what the community wants to do about the court long term.

BOATHOUSE: Have shingles been repaired?

RESERVE: Annual review of assets is coming up.

FINANCE: **This committee really needs more non-board members.** As it stands now with three board members, Finance Committee meetings need to be posted as work sessions.  
Reviewing Depreciation line in budget.

SOCIAL: **We need a committee.** No one has volunteered to organize the Flag Day party.  
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: Cattails have been sprayed.  
Once the pond reaches 75% capacity, EcoResources will come out: FLOC log placement, water testing, check aeration system.  
Rocks have been placed in the marina.  
The dam was engineered to hold the original volume of water.

FINANCIAL: Reports provided by Tammi Padilla.  
Awaiting final Dam project bills.  
The Board approves to make a budget change to use Reserve funding for aerator and compressor parts up to \$6,450.

DAM REBUILD:

Empty lot owners who volunteered their space for dam work staging have been in communication with Tammi about the final condition of their property.  
Max approved water volume fill is 8-1/10 ft.  
Thank you, Tammi, for monitoring the outflow daily.  
There has been no trace of water leaking through the new dam.  
SID papers have been mailed and received.

OTHER BUSINESS:

Compile a set of spare keys to neighborhood locks and leave secured in the boathouse for emergencies. Valerie volunteers to take care of this. (Mail box, Brinks wheel lock, compressor, kiosk, dog bag dispenser, boathouse.)

Newsletter: make sure to direct readers to the website for monthly board meeting minutes and agendas.

Remind community that there is not to be long term parking on the street.

Request more volunteers for the finance committee.

Meeting adjourned at 4:52 pm

Next meeting Tuesday, July 2, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.