

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
June 21, 2022

Present: Kristie Sanchez, Christina Files, Mindy Clagett
Guests: none
Call to Order 3:02 pm
Minutes from May 17, 2022 meeting approved.

COMMITTEE REPORTS:

ARB: none.

SOCIAL: Flag Day was a success! 50 people attended. Thanks to all who made it happen.

NEIGHBORHOOD WATCH: none.

BOATHOUSE: none.

POND:

Valerie has received a complaint about the algae. Evaluating through consult with knowledgeable others, algae study and monitoring going forward.
We have spent all the donated fish money on fish into the pond.

OPEN SPACE: none.

FINANCIAL:

Report submitted by Tim H.
A one year CD was purchased, and there is still money available in the reserve acct.

UNFINISHED BUSINESS:

Tennis Court repair bid is very high. Continuing to seek another option.

NEW BUSINESS:

4 compliance reminders were sent, and all four homeowners have responded with actions to improve.

All homes on the east side along the ditch have been notified that Otter Pond homeowners do not have water rights from that ditch.

The ARB committee has asked to consider reframing the form to allow for "like with like" work to be filled out, but not require signatures.

Governor Polis signed a law last week determining that HOAs can not foreclose on a home for unpaid fines. Our bylaws (article 5, section 5:1 "Enforcement") specify that homeowners can be fined for a violation of the documents in order to comply. It talks about the intent and provisions for foreclosure. Since this new law has been established, the board can change the bylaws and remove foreclosure language. (Bylaws can be amended with 2/3 vote of board.) Liens can still be applied.

Kristie obtained a rescue rope for the marina. Will install and notify the homeowners of its location and use.

Meeting adjourned at 3:30 pm

Next Meeting Tuesday, July 26, 2022, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.