

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
March 9, 2021
[revision 0]

Note: this virtual meeting was held via Zoom.

Present: Lois Sailors, Kristie Sanchez, Christina Files, Mindy Clagett, Wade Pynes

Meeting called to order at 3:07 pm.

Minutes: Minutes from the February 9, 2021 meeting were edited and approved.

Committee Reports:

Pond:

Silt Pond Dredging pending...may be in the next few weeks, or in the fall.

Fish stocking to occur this week.

Lois to inquire about when Doug and students will resume pond work.

ARB:

Chris Hebert is moving, and so **we will need a new board approved member** of this committee.

Social:

Easter Egg Hunt Saturday, April 3, at 2:45. Activities for children from birth thru 5th grade, but all neighbors encouraged to attend for social connection.

Unfinished Business:

Shoreline maintenance (landscaping primarily above waterline) responsibility designated to the Open Space committee. There is no current budget for shoreline maintenance costs, but this does not mean the Open Space committee needs to pull from their budget.

Kristie recommends we revisit committee budgets and reprioritize finances according to realized needs.

Evaluate whether some committees have some funds they could shift to others, before tapping into financial reserves.

Lois remarked that any adjustments would require a special meeting for homeowners to attend and vote for approval.

Wade mentioned that all the committees have pretty conservative budgets without a lot of "wiggle room".

Addressing some listed concerns submitted by homeowners:

Could we seek out high school students looking to do community service to help with our shoreline rock maintenance? And can we seek neighbors willing to coordinate volunteers?

Best time for shoreline maintenance all around the pond would be before water flow resumes, but we may have waited too long to expect completion before that occurs. Lois to give homeowners who need to address their section of shoreline a heads up.

Marina maintenance-further research needed? Ascertain whether the docks need repair or replacement. Especially look at the condition of the float supports and boards. Get bids to include in next year's budget.

Midge mitigation-Mark's contribution to the last newsletter offered homeowners good suggestions for limiting midges on their property. Maybe we could publish his bug zapper research and recommendation in the next newsletter.

While we won't spray the pond with insecticide, homeowners could coordinate having their exterior homes sprayed. Paul Sheya offered to coordinate.

Pond committee can continue to share resources and information with the community.

Installing a dock on the north end of pond?-This will not happen at this time. Primarily because it would violate our covenants, and cost far beyond our budget.

Pond water quality evaluation-to be evaluated by Doug and his team of students, who are already gathering this information. We can ask for periodic written reports from this team that we can share transparently with homeowners.

Fish Management-fish population is well managed with informed discernment by Mark and Doug. Juvenile fish are the ones more likely to eat the midge larvae, which is why we routinely introduce these young fish. Older fish eat the flying insects, not smaller fish.

Goose management through the winter-consider adjusting the aerators to lower setting and see if that makes a balance between water O2 and open water for goose appeal. Geothermal homeowners may be impacted, as well. More info needed.

Otter Pond will always be a refuge for wildlife, so no drastic interventions will be taken to remove any of the waterfowl.

Becky Waugh is willing to contact Colorado Parks & Wildlife and Audubon Society, as well as canvass the neighborhood, to investigate the degree of bother and the appropriate response we can make as wildlife refuge stewards.

Public education opportunities may help assuage concerns of those with questions or complaints. Maybe Doug could help with this. Also, encourage those with complaints to get involved in the education process.

Short-term rentals- Defer to legal counsel before making any firm decisions regarding landlord/tenant issues and boundaries.

New Business:

ARB: Kristie wonders if a board member must be the 6th signature on ARB requests? Whoever signs these approvals needs to be sure they are looking at city easements and other considerations beyond just aesthetics. Requests should be given a reply within one week.

Treasurer: We need a new board treasurer. Opening to be listed in the next newsletter.

2021 Bid/Contracts still underway. Awaiting proof of Insurance from Manny.

Pond is thawed, boats may be on the pond.

Financial Reports:

All homeowner dues have been received on time.

Tax reports are done, awaiting review and filing.

Wade recommends listing priorities to amend budget; present to homeowners to vote at future meeting.

Getting proposals to hire an outsourced bookkeeper, unless a homeowner volunteers to take on these necessary duties. Tim Heavers has done this big job for very small compensation for years. Thank you, Tim!

FYI-New subdivision zoning on Otter Pond road just outside our neighborhood. To be developed as large estates. Further information available at [Montrose, CO - Official Website \(cityofmontrose.org\)](https://www.cityofmontrose.org)

Open the doc and begin on page 19 for pertinent info.

Next Meeting — Next month's meeting will be Tuesday, April 13 at 3:00 p.m. **on Zoom**

The meeting adjourned at 4:53 pm

—Minutes submitted by Mindy Clagett, HOA Secretary