

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
May 11, 2021
[revision 1]

Present: Kristie Sanchez, Christina Files, Mindy Clagett
Guests: Janene Beard, Kathy Heavers

Minutes from April meeting approved.

Committee Reports:

ARB- Janene mentioned 3 ARB approvals.

POND- 2 new bubblers built and installed

2 aerators pulled to repair & modify

3 new aerators are being made to be relocated to their designated position per
the Vertex Corp plan

Organic silt testing continues.

Carp population is declining. They may be resupplied at no charge to HOA.

Doug E. has indicated sensors will be deployed the week of May 17 to check dissolved
nitrogen & oxygen levels of pond. Students will make a written report to OP residents.

These findings will help inform bio-mediation in silt pond and pond and marina.

2022 budget will reflect dredging of marina.

NEIGHBORHOOD WATCH-Need new lead

SOCIAL-May 15 Yard sale.

June 14, 6:30 pm will be the annual Flag Day Otter Pond picnic. RSVP to Valerie H. (970-
417-7024) with # of attending family members, and side dish to provide.

OPEN SPACE-Marina rock has been rebuilt; spraying for weeds is done.

Coming winter will need new snow removal plan, as our current volunteer is unable to
continue.

BOATHOUSE-need a new manager as current one is moving.

Unfinished Business:

Non-compliance letters have been mailed.

One member has responded with request for resources. Janene has some contacts to
refer to. Make a note in the newsletter directing homeowners to Janene.

ARB must approve even HOA compliance projects to ensure projects meet specifications
and courtesy to nearest neighbors for work being done.

New Business:

Tim H. provided financial reports.

As expected with recent unanticipated projects, the open space budget has been over by
a little.

Water flow to pond is open and pond is full.

Short-term rentals- We need to address the legal limits. OP homeowner Rhonda has offered to write a draft to run by legal. No short-term rentals less than 30 days. Kristie to follow up with Rhonda.

ARB requests from prospective buyers? Yes. Have prospective buyers under contract submit ARB forms for approval.

OP Park fence is owned by HOA. No modifications by homeowners, but damage incurred by homeowners must be repaired. Age/normal wear and tear repairs to be maintained by HOA.

Rock around pond to be maintained by homeowners, to match grayish color consistently, but size may be variable. (ARB to approve plans.)

Dan S. is willing to trim/remove aspen trees in park for a small fee.

Janene will submit an email on city website to grind down cracks in sidewalk.

Clagett to take over filling the doggy bag stations.

Janene will follow up on boathouse form editing.

Meeting adjourned at 11:40 am

Next meeting Wednesday, June 2, 3:00-5:00 pm

Location TBD