

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
November 5, 2024

Board Members Present: Christina Files, Valerie Harper, Tammi Padilla, Mindy Clagett
Guests: David and Janene Beard, Lois Sailors

Call to Order 3:04 pm
Minutes from the October meeting approved.

COMMITTEE REPORTS:

POND: No results back yet on water tests.
Aerator tubing to be installed in the spring.
EcoResources sprayed the banks with algicide.
Bacteria added to the water to reduce scum, smell, and probably midges.
Ladders for the marina have been given to the Heisters to install.
How/when to strengthen walls of the silt retention pond for future silt removal? To be funded by Reserves.

NEIGHBORHOOD WATCH: Some yard ornamentation was stolen, witnessed by a neighbor, and reported to the police.

SOCIAL (Otter Romps!): December 8, 5:30-8:30 Carriage Ride Party-RSVP will be needed-look for details in email.

OPEN SPACE: Landscaping/Irrigation winterizing wrapped up. Some leaf clean up will continue.

RESERVE: Committee requests reserve account balance for review and is working on a new projection for 2025.

FINANCIAL: Reports provided by Tammi.

Discussed Dam Fund remaining balance - Tammi will offer homeowners who paid the assessment the choice to: refund by ACH, or to donate to the Reserve account.
The dam project did result in increased costs beyond the rebuild itself, including:
Increased insurance premium following the claim filed at the insistence of homeowners;
The drained pond revealed pump and tube faults that needed addressing;
and the cost of moving utilities.
New year budget proposal being prepared. Cost comparisons for volunteer support vs. paid management to be considered.

OTHER BUSINESS:

Increase ownership transfer fee to \$200. This is consistent with other local HOAs, and will support the ongoing costs of maintaining our communal assets.
Since no community member has volunteered, the board unanimously votes to hire Rainmaker to fix and move the pump platform at the tennis court. David B to arrange.
The board unanimously votes to adopt new landscaping plan presented by David B. David to move forward with new contact arrangements. We will finish out our current landscaping contract for the year.

Meeting adjourned at 4:37 pm

Next meeting Wednesday, December 18, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.