

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND  
HOMEOWNERS ASSOCIATION, INC.  
October 12, 2021

Present: Kristie Sanchez, Christina Files, Mindy Clagett  
Guest: Kathy Heavers

Call to Order 3:03 pm

Minutes from September 14 meeting approved.

COMMITTEE REPORTS:

ARB: 2 new forms approved.

NEIGHBORHOOD WATCH: No Report.

SOCIAL: Met recently to welcome Margaret Noah as the new chairwoman.  
Halloween-Tina Davis to host a party for little ones at her house, with a piñata and treats.  
The Lighting of the Pond celebration is scheduled for December 3, with carriage rides beginning at 6:30pm.

Cookie exchange may be back this year, to be hosted by a volunteer (pending Covid considerations).

Discussed the core social events to be coordinated by the Social Committee, as well as other opportunities for neighbors to volunteer coordinating (ie: Valentines, PI day, Halloween party, cookie exchange, community garage sales, Spring Spruce community clean up day, etc.)

Ginger will head up a new committee for volunteers in the community to coordinate opportunities to get involved throughout the year.

BOATHOUSE: No report.

POND: Mark Bollinger has resigned as Pond Committee Chair and Valerie Harper has volunteered to be the new Committee Chair.

OPEN SPACE: Recommend annual silt pond dredging be done while the ground is still frozen to minimize damage to the ground.

Continued issues with landscaper. Seeking new bids; suggested future contracts include a checklist of tasks for landscapers to mark at each visit.

Getting ready for snow removal; Dan Shaw to volunteer until January, will need volunteers after that.

UNFINISHED BUSINESS: Short-term Rental Amendment passed. 69 of the 85 lot owners responded; 59 voted yes; 10 voted no. This makes over the 67% approval required by CC&R's to pass. To be recorded 10/13/21.

FINANCIAL: Provided by Tim Heavers.

BUDGET for 2022:

Increases for:

Open Space (costs for mowing, trimming, aged sprinklers, tree removal, etc), Silt Pond dredging to be done annually, Electric, and Water.

Some funds will be moved from the Reserves to address issues with life expectancy of existing assets in Otter Pond.

Tennis Court to be repaired using previously budgeted funds.  
No increase to homeowner's annual dues.

**NEW BUSINESS:**

Annual Meeting preparation: Agenda by Kristie. Mail out information by Mindy.

Annual meeting to be held November 18, 6:30 pm, at Cascade Hall @ CMU on S. 3rd and Cascade.

Meeting adjourned 3:54 pm.

Next meeting November 9, 3 pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, secretary