

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
October 17, 2023

Present: Kristie Sanchez, Christina Files, Mindy Clagett

Guests: Tammi Padilla, Marco & Jenny Pezzica, Lois Sailors, Becky Waugh, David White

Call to Order 3:00 pm

Minutes from the September meeting approved.

COMMITTEE REPORTS:

ARB: 2 new forms approved.

SOCIAL: Friday, December 8 Horse Carriage Rides

OPEN SPACE: Sprinkler blowout to be completed by Friday, Oct 20.

Lois to seek landscaping bids before the annual budget review.

Many homeowners helped trim branches. (Thank you!)

And a huge wild, white elderberry has been trimmed by Jo Delgado. (Thank you!)

RESERVE: Their meeting provided excellent information, and the board approves all reserve committee plans. Common Area Components information to be posted on our website.

FINANCIAL:

Provided by Tammi Padilla.

Tim Heavers has resigned as the Otter Pond Homeowners Association bookkeeper, and Tammi Padilla is now fulfilling this role.

NEW BUSINESS:

The Pezzicas raised concerns about the pond water being dropped during the winter months.

They are dependent on their new geothermal system for heat, and a lower water level will make operation of that impossible. They requested that the timeline be adjusted so that the water level may remain where it is as long as possible.

David White emailed the board with some specific questions to be addressed.

Kristie met each question with an answer.

David still wants the city to prove they aren't responsible for the dam repair costs.

He will pursue education of the circumstances that led to this current predicament. He wants to appeal to the City Council for help with the financial hardship this project brings to our neighbors.

Becky suggested a special City Council meeting, with the hopes that many of our OP residents would show up.

David is also willing to pursue legal advice from an attorney who specializes in HOA law, since he doesn't believe our current HOA attorney is qualified. He will do this at his own expense.

David mentioned several times during this meeting that he supports the work the OPHOA Board has done. He respects our efforts, and appreciates them.

The suggestion of forming a Finance Committee has been approved by the board. We will ask Jack McKelvy if he is willing to head the committee.

DAM TIMELINE UPDATE:

All progress has been paused until after the homeowners special meeting on October 23, 6:30 pm at Cascade Hall, CMU.

ANNUAL MEETING:

Details to be determined at November OPHOA Board meeting.

Tuesday, January 16, 2024 to be sought for meeting room availability.

Kristie Sanchez resigned as our OPHOA President, effective immediately.

Meeting adjourned at 4:36 pm

Next Meeting Thursday, November 16, 5:00 pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.