

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND
HOMEOWNERS ASSOCIATION, INC.
September 19, 2023

Present: Kristie Sanchez, Christina Files, Mindy Clagett
Guests: Mary Burgner

Call to Order 3:06 pm

Minutes from the August meeting approved.

COMMITTEE REPORTS:

ARB: 1 new form approved.

BOATHOUSE: Status quo for 2023, applications to reopen in 2024.

NEIGHBORHOOD WATCH: No committee report; but a homeowner spotted a mountain lion and alerted the board.

SOCIAL: September 12 became a cookie and cupcake social.
 Thanks to those who participated!
 Yard Sale September 23

OPEN SPACE: Sprinkler maintenance, weed removal, and trimming have been done. Thanks so much to homeowners who pitched in to help!

RESERVE: To present full report to board at a separate meeting, including their compiled information regarding the community's assets and costs designated by special assessment, operational (annual budget), and reserve fund maintenance.

FINANCIAL:
Provided by Tim Heavers.
A CD matured and was deposited to our reserve fund.

DAM TIMELINE UPDATE:

The Board has voted unanimously to contract with MVC for our dam project. We will notify them of our intent to award the contract, but will not sign the contract until the State has approved our plans.

If all goes ahead with the State, the City will begin their portion of the work mid-November, 2023. That should take 6-8 weeks, and our dam rebuild project will begin immediately following. (Smoothly, since all work is being coordinated by our engineer.)

The first payment installment is due to the contractor before work begins in November. Kristie will email a financial expectations letter to all homeowners prior to that due date to give everyone numbers and time to gather their funds.

Bids for silt removal at the marina, south end of pond, and silt retention pond are being followed up on.

The pipe repair needed under the road at the south end is also being put out for bid. Liner options are being considered, which could be done anytime while the water is off and would not require tearing off the road surface.

2 other culverts of our responsibility are still in good condition and don't need maintenance at this time.

OLD BUSINESS:

The board confirms the legal restrictions regarding homeowner contact information, and will continue to keep contact information private.

Parking in the crosswalk by the mailboxes or in front of the fire hydrant is a ticket-able offense by the Montrose Police. Drivers, please be mindful.

We cannot prevent parents from parking on our road to pick up their children from the elementary school. Please be patient during those times, and watch out for pedestrian traffic.

NEW BUSINESS:

Our existing bookkeeper has resigned after many years of faithful volunteer service. (Thank you, Tim!)

We do need a new one ASAP in order to keep up on all payments due.

We will email homeowners to invite volunteers; if none offer, we will hire one and increase dues accordingly.

We will need a response from any prospective volunteers by Friday, September 22, and will hire on Monday, September 25.

Meeting adjourned at 3:26 pm

Next Meeting Tuesday, October 17, 3:00 pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.