

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND  
HOMEOWNERS ASSOCIATION, INC.  
September 10, 2024

Board Members Present: Christina Files, Valerie Harper, Tammi Padilla, Mindy Clagett  
Guest: Janene Beard, Jo Delgado, Debbie Strong

Call to Order 3:02 pm  
Minutes from the August 7 meeting approved.

COMMITTEE REPORTS:

ARB: No new forms. Dead trees in open space need to be removed.  
Follow up on homeowners who have received notice to remove dead trees, and other landscaping deficiencies.  
A homeowner requested of the board, and has been granted, permission to park a boat trailer in the driveway through September 22.

POND: We are awaiting results from the first testing of water safety by EcoResources before scheduling anything else.  
New ladders for the marina are ready to be installed on the end of each dock.  
Ordered necessary tubing for 1,000'.

NEIGHBORHOOD WATCH: A meeting was held for all homeowners to bring the neighborhood up to date on all the latest NW resources and ways to stay connected and protected.  
Recommended we share information to those who missed the meeting by posting it on our website (?) and making it available at our Annual Meeting.

SOCIAL: The Sylvesters have volunteered to host the carriage ride party this December.  
Neighborhood Yard Sale scheduled for Saturday, September 21.

OPEN SPACE: Tennis Courts-repair work was not done to expected standard. Awaiting the company head to come check over the work before paying remaining balance.  
At the upcoming Annual Meeting, bring up for community feedback whether we want to continue to maintain the tennis court as a community asset.

The quote for replacing the pump platform was pretty high. We are seeking a better bid.

The weeds in the open space areas have been bad. Concerns about our landscaper's failure to meet his contract agreement for fertilizer, aeration, weed prevention and removal. Seeking alternative landscaping solutions. David Beard to present researched suggestions at next board meeting.

Jo is taking attentive note of problems and oversights in open spaces, especially the park.

FINANCIAL COMMITTEE: Needs a new committee chair, as well as more volunteer participation.

FINANCIAL/BOOKKEEPING: Reports provided by Tammi Padilla.  
Awaiting the final invoice from MVC following the recent repair of the valve. Once Scott Murphy of the City of Montrose has seen the invoice, we will release final payment.

**If** there is any dam rebuild money leftover, we will invite the community to opt for either a donation to our reserve fund, or a refund for their share of the overage.

DAM REBUILD: Valve has been fixed and water level is back to full capacity. The pipe is no longer leaking. Grass is growing on the newly seeded slope around the outflow of the dam.

OTHER BUSINESS: Christina spent over an hour on the phone with Matt Miles, the developer who has acquired the land to the east of Otter Pond. She learned much about his plans, including his desire to work with our community to make plans that will benefit us both. He does not intend to change the zoning of his land, nor does he anticipate breaking ground for 1-2 years. For those curious about the types of community development he does, take a drive through Waterfall Canyon off of West Main Street.

As a head up-Many of the Otter Pond properties that are on the east side along his field have landscaping that actually encroaches onto his property line. The current fence is about 10 feet inside his property line. As the time gets nearer to development, our homeowners will need to be prepared to draw back into their own property limits.

ANNUAL MEETING PREP: Valerie will arrange our meeting location for January 14, at Cascade Hall.

NEWSLETTER IDEAS: Notice about Matt Miles' development update.  
Reminder to pull weeds and remove dead trees.

Meeting adjourned at 4:37 pm  
Next meeting Wednesday, October 9, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Claggett, HOA Secretary.