

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

April 8, 2025

Board Members Present: Christina Files, Kevin Dawson, Vanessa Stratton, Tammi Padilla, Mindy Clagett

Guest: Janene B., Valerie H.

Call to Order 3:02 pm

Minutes from the March meeting approved.

COMMITTEE REPORTS

ARB:

4 new forms approved; 2 were like-for-like.

Dead trees of previous concern have been removed.

POND:

Final aeration line to be installed professionally by Eco Resources. HOA attempts to do it ourselves proved to be too much.

Eco Resource Solutions will be here April 10 to install aeration lines, and run tests, especially for e. coli and soil composition.

SOCIAL:

Easter Egg Hunt planned for April 19. See mail kiosk, newsletter, or Facebook page for details.

We now have an Otter Pond Social Events Facebook Page! See mail kiosk for access instructions.

OPEN SPACE:

A cover for the hole near the pump at the tennis courts has been installed. Thank you to K.C. Heister for helping with this!

It came to our attention that a fall clean up and proper winterization of sprinklers around our common areas was not done by our previous landscaper. As a result, the new company we hired to do spring clean up had to do a lot more work than was estimated. This cost extra, and the Beards paid \$388 out of their own pocket so the workers who completed the job could be paid. The board approves reimbursement now out of the Open Space budget, as well as the further expense of this job.

Jo Delgado is paying to have a large cottonwood tree, that is encroaching on her property from OP space, trimmed. Thank you, Jo!

All the rock areas have been sprayed with the weed preventive. Please report any weed sightings in those areas.

A letter from the City of Montrose was received detailing the necessity of a new back flow monitor for city water use in common areas. The Beards will pursue compliance when they are back in town.

Jo Delgado will be the Open Space contact for the next 2 months, through June 13. Any concerns, please contact her through the board at otterpondhoa@gmail.com.

BOAT HOUSE:

Mid-May, wash windows, remove screens, apply film to the inside.

FINANCIAL:

Reports provided by Vanessa Stratton.

Invoices approved for payment.

One remaining dues outstanding; late notice and fine to be sent.

Two transfer fees received.

OTHER BUSINESS:

Thank you Brian S! He has done a great job updating the website.

Request a spot on the site to post photos from the dam rebuild for posterity.

Kevin D. suggests a reduced speed limit for the neighborhood, as well as a stop sign installed. Paint the curb across the street from the mailboxes red to keep visibility clear when kids are leaving school.

The City Planning meeting scheduled for April 9th-homeowners who attend should be clear about representing their own opinions only, not speak on behalf of the OPHOA Board or Otter Pond community collective.

There is a property on Otter Road that has installed a catchment to the irrigation ditch. This is permissible, but a pump would not be. If that property draws water from the ditch, they are stealing from us, and we need to report it.

Otter Pond Community Yard Sale is scheduled for May 17. Ads to be posted on Facebook by the social committee.

Going forward, we will increase fees to water users outside of Otter Pond, per the increased fees by UVWUA.

Jason Ward, Colorado Dam Safety Engineer, will inspect our dam in early May to meet our annual requirement.

Kevin D. Is reviewing and cleaning up our covenants. 2 volunteers have joined him. Others who are interested in helping with this process, please contact the board by April 30.

- Add a section enabling payment options for volunteers.

- Specify only single-family homes per lot.

Meeting adjourned at 4:29 pm

Next meeting Wednesday, May 7, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.