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

August 12, 2025

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

Guests: Dave and Janene Beard

Call to Order 3:01pm

Minutes from the July meeting approved.

COMMITTEE REPORTS

ARB:

2 forms signed.

Follow up on park fence obstructions.

POND:

E. coli update: Further testing to be done this week, (Thursday), taking samples from two locations in the pond to confirm that the E.coli levels are back in the safe zone.

NEIGHBORHOOD WATCH:

A non-residential fisherman; noted in an email announcement.

SOCIAL:

Ice Cream Social August 23, 6-7 pm at the Boathouse.

OPEN SPACE:

Water from 1802 Otter Pond Dr has been hooked up to irrigate the monument.

The back-flow monitor installation bill came in higher than estimated due to unforeseen labor needed, but Dave B. negotiated to pay cost on the equipment, reducing the overall bill.

The Beards spent many hours replacing and repairing the drip lines around the Otter Pond Park in the interest of saving our community money and making the water use more efficient.

Dave Beard climbed the large aspen tree in Otter Pond Park and cut out a vine as well as some dead branches.

Alpine Maintenance has not done satisfactory work, so we will cancel our contract with them and look for a replacement.

Fall clean-up will need more than is left in the Open Space budget, because the previous years’ work wasn’t done, so spring clean-up required more money than an average year.

Two pump covers are needed to protect them from the elements. Janene looking into options and pricing.

Need to buy and transport pink rocks to the entrance.

Need to buy and transport gray rocks and weed cloth to install at the dam, east side.

Also need weed cloth and rocks on the north side of the outlet next to the Holland property.

The back-flow preventer in the OP Park is showing signs of wear and probably won’t last much longer. Anticipate replacement.

The failed pump at the tennis court will cost over $1,200 to replace/tax/install. This expense to come out of the reserve fund.

Sprinkler heads in OP Park need risers to lift above the grass. Rainmaker will do this.

BOAT HOUSE:

Refreshing the shutters. Pricing window film.

There are some hoses and diffusers being stored in the boathouse that we can’t use. These can be removed and sold/donated. Kevin to follow up.

RESERVE:

Recommend looking into a higher interest place to hold our reserve fund. Vanessa to look into.

Dave B. provided an updated reserve study for 2025, adjusted for inflation and estimated tariff impacts.

Suggested we add a line to our operating budget for unforeseen or emergency expenses that fall outside of the planned expenses itemized in our operating and reserve funds.

Suggested we add a line to the reserve fund for silt cleaning every 15 years or so.

FINANCIAL:

Reports provided by Vanessa Stratton.

OTHER BUSINESS:

Covenant Review still ongoing. Suggested incentives for volunteers, or cost for absent homeowners.

Plan Reviews:

Due to unsatisfactory work, we are looking to replace Eco Resource Solutions and Alpine Landscaping.

Otherwise, the landscaping plan has been going well.

Meeting adjourned at 4:24 pm

Next meeting Tuesday, September 9, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.