

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
July 22, 2025

Board Members Present: Christina Files, Kevin Dawson, Vanessa Stratton, Mindy Clagett
Guests: Janene Beard, Valerie Harper
Call to Order 2:58 pm
Minutes from the June meeting approved.

COMMITTEE REPORTS

ARB:

A tent/teepee has been put up on the pond side of a property.
We need to clarify the CC&Rs regarding these, and also ask the homeowner when they plan to take it down.
Going forward, do we want to establish a "permit" application for temporary structures like these?

Notices pertaining to the majority of the neighborhood have been published in the months newsletter. Due to a lack of regard or response to those notices, wondering if the newsletter is being read?
Further inquiry to be made into the process for fine assessment for those not in compliance.

Compliance to CC&Rs has been attended to for a long time by Janene Beard. She is stepping out of that role, and we will need to have someone else take care of that going forward.

OPEN SPACE:

We have rocks at the outlet that are not entirely on our side of the property line. We need to move those, and fill in where they have become sparse.

There is a dead tree that needs to be removed.

Rainmaker installed a back-flow preventer at the island. It has passed inspection. Should we cover the exposed brass to avoid theft?

We need to add \$200 to the annual budget to cover annual back-flow testing fees.

The irrigation timer has been removed from the 1801 Otter Pond Drive property, and a new battery operated timer has been installed on the island.
DMEA is retiring the electrical meter where the previous timer was. They will remove it, and then the property owners can remove the post.

We are already seeing a great savings in our water bill since the work that was done at the entrance last month.

Dave Beard went to great lengths to find the hidden valves on both corner properties at the entrance. They each will need to be blown out every fall.
There are two unnecessary sprinkler heads on the island.

The ends of the island need weed cloth and more rocks. Vanessa to install weed cloth; ask Tadd King about rocks available from him.
The rocks in front of our monument have had a lot of mud from the roadside uphill washed into them. Janene to ask the city about remediation possibilities.

A Memorandum of Understanding (M.O.U.) needs to be written up (by Mindy) to maintain the responsibility of the property owners at 1802 Otter Pond Drive to enable the monument at the entrance to be watered by their irrigation system for as long as the monument exists. That property is accessing irrigation water, and does not pay for the water that will be used at monument.
Once the M.O.U. has been signed and notarized (Timberline Bank?) by the current property owners and our current HOA Board President, it will need to be filed with the county assessor. (Vanessa to look into where to file properly.)

The irrigation in the Otter Pond Park is in need of many repairs by Rainmaker.

The landscaper who does lawn cleanup will resume work in the fall, as their services aren't needed now, and their crew has suffered many losses to ICE.

POND:

The purchase of two compressors and three fans has been approved. Valerie was able to source these from a more affordable place than originally quoted.

Also approved to order 4 filters.

In review of Eco Resources services so far, the Pond committee finds them not worth the money, and does not recommend retaining them in the new year.

Valerie is researching a new contract option.

SOCIAL:

The watermelon social was wonderful! Lots of families with kids came.

The Social committee is seeking ways to appeal to our older community members, too.

Welcome gifts were purchased for five new neighbors.

BOAT HOUSE:

Shutters have been removed. Do we want to clean, paint and rehang them, or leave them off? There were a lot of wasp nests behind them.

Suggested using a window film that depicts a nautical theme, for interest.

RESERVE:

We need volunteers to help with the Reserve Study. If no one steps up, Dave will apply an estimated inflation to all current figures without further study.

FINANCIAL:

Reports provided by Vanessa Stratton.

Since Tammi has resigned from the Board, steps are being taken to remove her name as a signer at the bank.

1 invoice approved for reimbursement.

Certificate of Good Standing with the State of Colorado to be posted on our website.

2 transfer fees received in June.

OTHER BUSINESS:

Covenant Review and Changes: Clarifying parking policy

Review of new landscape plan: all agree that it is going very well.

As noted during the Pond committee report, the Eco Resource Solutions service is not satisfactory.

Kevin is gathering further information for silt pond shoring options, especially using mesh.

Meeting adjourned at 4:24 pm

Next meeting: Tuesday, August 12, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.