

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

May 7, 2025

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

Guest: Ashley Smith

Call to Order 3:11 pm

Minutes from the April meeting approved.

COMMITTEE REPORTS

ARB:

1 approved

POND:

Filled pond volume now is 1-3" above the old dam level max.

The first State Dam Inspection since completion scheduled for May 9-Christina to meet Jason Ward.

Kevin D. researched and brought to the board for consideration an affordable solution to resolve the erosion at the silt pond bank. <https://www.iwtcargoguard.com/products/hp-turf-reinforcement-systems/>

NEIGHBORHOOD WATCH:

Report received about field burning too near the Musser's backyard.

SOCIAL:

The Facebook page continues to be a great resource for community awareness.

A new Kid's Club is being organized by Viola P., with announcements posted on FB.

Yard Sale May 17. The Clagetts will haul out signs; Social committee will post from our account on Marketplace; contact Mindy (720) 840-1204 with questions.

OPEN SPACE:

Backflow regulator and test required by the City of Montrose-Tammi has found someone to install and run the test.

BOAT HOUSE:

The key has gone missing. The board approves replacing the lock and creating a new passcode for the lockbox.

RESERVE:

Pretty low interest being earned on our fund. Anyone willing to look into better options?

FINANCIAL:

Reports provided by Vanessa Stratton.

2 invoices approved for payment.

Transfer fee received.

Let the Social committee know of new owners' names and house numbers for welcome gift.

Letter to notify water users of next year's price increase drafted by Tammi.

All OPHOA dues have been received. There is one unpaid late fee, to be followed up on.

One water user fee remains outstanding, Christina to followup.

OTHER BUSINESS:

Covenant Reviews: One person has submitted suggestions. All changes should be received by the end of May.

Send a reminder to the community to remove stored items from the boathouse by June.

The planning committee meeting regarding the new development near us was well attended. Good, respectful comments were shared. Gained some insight into the timeline of zoning, (2008); changes at this point would

have to be as a result of infrastructure issues; build will take 30-40 years to complete, at the earliest; we will advocate for early access at Ogden road, as well as early installment of open spaces.

Meeting adjourned at 4:24 pm

Next meeting Monday, June 9, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.