

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
OCTOBER 7, 2025

Board Members Present: Christina Files, Kevin Dawson, Vanessa Stratton, Mindy Clagett
Guest: Janene Beard
Call to Order 3:00pm
Minutes from the September meeting approved.

COMMITTEE REPORTS

ARB: none
POND: none
NEIGHBORHOOD WATCH: none
SOCIAL: none

OPEN SPACE: Irrigation blow-out scheduled for October 27.
The tennis court ditch to be addressed once the water is off.
Still seeking a landscaper to do trimming and fall cleanup.
Leaf cleanup around monument and island-will need nearby homeowners to take care of the leaves from their trees.
No volunteers have offered to help put rocks in at the entrance island, so seeking a bid to hire the job out.
Need to cover the spigot.

BOAT HOUSE: Boathouse storage applications are available online.

RESERVE: Three month CD for some of the Reserve funds approved by the Board.

FINANCE: Committee ready to reconvene.

FINANCIAL:

Reports provided by Vanessa Stratton.
One transfer fee received from recent property sale.

OTHER BUSINESS:

- *COVENANT REVIEW*: Final revisions almost complete. Next step to seek legal review.
- *LANDSCAPE REVIEW*: Mowing and weed prevention has been excellent. Still need to replace maintenance 3-4 times/year.
- Water expected to be shut off November 1.
- Silt bank retention product has improved.
- Halloween will bring lots of trick-or-treaters to the neighborhood.
- Look into whether we can/should paint the curb red near the crosswalk to help keep kids safe after school.
- Christina to follow up on the M.O.U. with the Pendergrass property; and a fee notice update to non-resident water user.
- Vanessa to look at CIOAA (*The Colorado Common Interest Ownership Act*) rules for fees.

Meeting adjourned at 4:05 pm
Next meeting Tuesday, November 18, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.