

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS  
ASSOCIATION, INC.  
March 9, 2026

Volunteer Board Members Present: Kevin Dawson, Brian Wilson, Vanessa Stratton, Paul Sheya, Mindy Clagett

Guests: Ginger Bollinger, John Verbiscar, Dave and Janene Beard

Call to Order: 4:03 pm

Minutes from the February meeting approved.

**GUESTS ADDRESSED CONCERNS ABOUT RECENTLY PROPOSED COVENANT CHANGES**

John V brought a request that the language around new building square footage requirements have clearer exceptions for existing homes in the neighborhood. A written clarification to John's satisfaction was presented by Kevin and approved by the Board.

Ginger B graciously thanked the volunteer Board, and indicated that she rarely brings up complaints or concerns. She brought a sample of a previous covenant change proposal that itemized each proposed change and offered a vote for each item. She expressed a wish to see this current proposal itemized in a similar way to make the changes easier for homeowners to understand, and give voting options by each unique change rather than the currently lumped all-or-nothing vote. She indicated that she was not only speaking for herself, but on behalf of other neighbors she had been talking with, as well.

She was concerned, particularly, about the changes in parking regulations, especially: increasing guest street parking from 7 to 14 days, and allowing non-contiguous gravel parking alongside driveways.

She observed the inconsistency of covenant enforcement by the Board, and requested the Board to pursue more steady, still sympathetic, accountability of homeowners to the community covenant guidelines.

Dave B mentioned similar dissatisfaction with the proposed covenant change process, giving specific objections that he would like to be able to vote individually on.

Paul reviewed his experience with several prior covenants review & revision efforts, with the observation that there is not an established schedule or method for covenant review nor revision, and no established procedure nor protocol for communication nor voting for HOA members.

The current Board of volunteers had not seen any example, nor been aware of, the previous covenant change processes until this meeting. No community member with insight into this process presented the Covenant Review Committee with any of this information over the past 9 months of work. All Otter Pond community members were repeatedly invited to participate in the Covenant Review Committee, and there were no constructive insights offered as to the process of approval before this meeting.

As these presently raised concerns and helpful insights are reasonable and constructive to creating the best current covenant for our neighborhood, Kevin moved that we table the covenant change vote until the Board and Covenant Review Committee can provide the requested clarity to the community. Seconded by Mindy, and voted unanimously.

Paul recommended that there be an established procedure, maintained by the standing Covenant Review Committee, to review the covenants and report to the HOA board any suggested revisions to the Covenants, perhaps yearly.

#### COMMITTEE REPORTS

ARB: 2 forms approved.

There is a trailer parked on a rental property that is in violation of our current covenants. Vanessa will speak with them, as they likely are unaware they are in violation.

Plans for building on the lot adjacent to the marina were reviewed by the ARB Committee and have been sent to the city for approval.

Another empty lot has indicated that plans are being prepared.

Kevin mentioned that during our legal review of our covenants, it was suggested that a sample of approved landscape options be provided.

RESERVE: Dave provided an updated study for 2026.

Highlighted expected expenses this year, including:

- Bridge maintenance
- Irrigation Pumps-some work has been done at lower-than-expected cost, thanks to Janene. Still need Rainmaker to do some work.
- Boathouse window treatment
- Tennis Court maintenance-our community may want to reconsider the cost vs benefit of continuing to own this expensive asset.

There is a great need for volunteers to join this committee. Involvement includes collecting updated bids for repair and replacement costs of community assets every three years. This is now year three since that was last done, and it is too much work for Dave to do alone. More volunteers would mean dividing up the work load. Dave has an excellent computer program already built to keep the financial projections and expenses organized. The work now is just to maintain the data so we are sure to afford the anticipated needs of our communal assets. If anyone can offer up a little time, this committee would make your efforts exponentially beneficial.

The Board greatly appreciates all the work Dave has done and continues to do on behalf of the whole community.

POND: Fish delivery has been fully funded, and delivery scheduled for Thursday, March 12.

NEIGHBORHOOD WATCH: No reports.

SOCIAL: The Easter Egg Hunt will be Saturday, April 4th, at 11am, hosted by the Mulkeys. See the mail kiosk or March newsletter for RSVP info.

OPEN SPACE: The bridge at the marina is in need of maintenance. Janene has reached out to Sandoval Construction for a bid, and is wondering if anyone else has a recommendation for seeking further bid options.

We have sprinklers on the property adjacent to the marina. We need to move them before new construction begins at that lot. Janene will reach out to Rainmaker for a bid on this job.

Kevin mentioned a \$2,000 ditch job that borders OP HOA property as well as three private properties. The division of \$500 each has been agreed upon. Kevin asked if the Board could accept a payment plan from the homeowners involved. The Board approves.

BOAT HOUSE: Clean the windows and assess need for film at next meeting.

FINANCE: No reports.

FINANCIAL REPORT:

Reports provided by Vanessa Stratton.

10-99's have been sent, and taxes are ready to file.

Paid the annual HOA Insurance premium, including Commercial Protection Plan and Business Umbrella Liability.

55 dues and 1 water user payment received. Still coming in.

Renewed HOA license with the Colorado Division of Real Estate.

Learned that we do not need to register Kevin as our new president with the Secretary of State, only the Treasurer/Bookkeeper needs to be registered.

Signed a form for the bank to authorize Kevin as our president.

OTHER BUSINESS:

It may be a late water flow release this year.

Kevin to speak with Tadd King about ditches, as well as get his insights on silt pond retention options.

Meeting adjourned at 5:47 pm

Next meeting Tuesday, April 7, 4 pm at 1821 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.