

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
June 2, 2026

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

Guest: none

Call to Order: 4:15 pm

Minutes from the May 12 meeting approved, with a note to update the document with the date at the heading.

COMMITTEE REPORTS

ARB: One form approved, one pending.

POND: Samples to be sent to county health in Grand Junction for evaluation of E. coli.

Significant amount of algae is growing in the pond already. Treatment needed, but we don't have a license for application. Seeking a solution.

NEIGHBORHOOD WATCH: Activity from fake appraisers-police called.

Attempted break-in detected at unoccupied properties.

Break-in to a shed that is near the Uncompahgre ditch. Should we consider putting a locked gate at the bridge there to reduce access?

SOCIAL: Otter Pond Yard Sale was well attended. However, public notice was made pretty late. Should we start making social media posts a month in advance going forward?

OPEN SPACE: Sprinkler repairs done.

BOAT HOUSE: none.

RESERVE: none.

COVENANT REVIEW: Informative meeting held and attended by about 16 members of the community. A vote for each individual proposed change to the covenants will be coming. See meeting notes following these minutes.

FINANCE: none.

FINANCIAL:

Reports provided by Vanessa Stratton by email.

- Bank accounts were reconciled, and the monthly reports for May 2026 were emailed today, June 2.
 - Notably, we spent \$3,041 on common area maintenance and \$273.90 on utilities in May.
 - In June, we anticipate pond expenses and additional investment in common area maintenance for sprinkler repair and other open space expenses.
 - Bank Account Information from the Statement of Financial Position:
 - Certificate of Deposit \$50,921.00
 - Operating Account \$37,936.23
 - Reserve Account \$16,484.27
- I filed our annual report with the Colorado Secretary of State and paid the \$25 fee. Please see the attached Certificate of Good Standing.
- Otter Pond HOA received a DMEA ballot. *The Board decided not to vote on behalf of the HOA.*

OTHER BUSINESS: Silt retention pond bank erosion has been considered for awhile, and the Board has decided to pursue a professional assessment in order to achieve the most effective and economic solution. Kevin is looking for a professional to consult.

Kevin is still trying to reach the homeowner about ongoing construction.

Kevin is still trying to reach the homeowner with overgrowth into OP Park.

Meeting adjourned at 5:09 pm

Next meeting Monday, July 13, 4:00 pm at 2011 Otter Pond Cir. (Mindy's house.)

Minutes submitted by Mindy Clagett, HOA Secretary.

Notes from the Covenant Change Proposal Meeting, May 28, 5 pm

Board Members present: Kevin Dawson, *President and head of Covenant Review Committee*, Vanessa Stratton, *Treasurer and Bookkeeper*, Paul Sheya, *Member at Large*, Mindy Clagett, *Secretary*

Other guests included: Betty Hall, Russ and Betty Huglin, Lois Sailors, George Sanchez, Rick and Lori Adams, Lorrie Martin, David and Janene Beard, Kim Hansen and Cheryl.

Many of the changes in the proposed Covenants were made as clarifications and revisions that make the document relevant and accurate, without changing the meaning of the previous guidelines.

The proposed changes that would be eliminating, adding, or meaningfully changing the previous covenant guidelines will be presented to the community for vote by each proposed change.

This meeting reviewed some of those significant changes, and heard questions and concerns from those attending.

Discussed changes were regarding:

- Dock dimensions and positions in relation to the waterline. Floating docks?
- New streets, paths, and byways require 2/3 community vote to approve.
- Minimum square footage of new builds, with existing building being grandfathered into acceptance.
- Gravel parking pad, kept free of vegetation, contiguous with driveway, and only in front yards.
- Class B recreational vehicle parking exemptions. (Sprinter van or shorter.)
- 15% dues increase annually by Board approval to be removed from the proposed changes, but quorum at Annual Meeting will be sufficient to vote and approve proposed annual budget. Rising costs and declining volunteerism will necessitate a larger budget to maintain our community responsibilities.
- Noxious plant restrictions (Chinese Elm, Russian Olive)
- No new trees within 7 feet of the pond bank.
- Partial home rentals okay for >30 days to one party, as long as the homeowner is present. State and City law considerations went into this adjustment.
- Abolish quiet hours? Or adjust them? Suggestions for 7 am - 8 or 9 pm were heard.
- Camper loading time allowance-increase from 3 to 7 days?
- Removal of trees, shrubs, and bushes does not require an ARB form.

