

MINUTES OF THE ANNUAL MEMBER MEETING
OTTER POND HOMEOWNERS ASSOCIATION, INC.
January 13, 2026-Annual Meeting for 2025 year

Board Members Present: Christina Files,
Kevin Dawson, Mindy Clagett

Meeting Called to Order by Christina Files, President at 6:00pm.

Roll Call: Sign in sheet and proxies totaled 45 homes (53%) represented. Quorum (minimum of 25%) achieved.

Proof of Notice: Mindy offered proof of notice with postmarked envelope dated December 31, 2025.

Minutes: Minutes from the 2024 Annual Member Meeting were approved.

2025 Year in Review: Christina Files

- New Neighbors
- Landscaping companies-new coordinated plan has been a success
- Entrance changes-eliminated water bill, installed new rocks, entered a partnership with irrigation access through the Pendergrass property.
- Pond company-EcoResource Solutions mishandled some testing for us, and we have cancelled further services with them.
- We enjoyed a full pond all year!
- Dam inspection went beautifully, we are in ongoing celebration of the work well done.
- Tennis court ditch problems have arisen that will need to be addressed in 2026.
Christina is in communication with the Recreation District to see if they can partner with us where the water juncture between our property and theirs needs work.
- There have not been any new timeline updates or progress in the projected new housing development east of our neighborhood.
- We enjoyed several amazing social events in our community this year.
- The Social Committee has set up and begun utilizing a Facebook page to help share information regarding Otter Pond social events.

Recognitions and Thanks: Mindy Clagett

Christina Files has devoted a total of 10 years to voluntary OPHOA Board service. She stepped in most recently as president to lead us to the finish line of our dam project; and has been an invaluable, ongoing source of connection among our community. She has kept our board meetings run with warmth and efficiency that is the envy of work meetings everywhere! Her knowledge, friendly tact, and hospitality will be missed as she makes way for a new leader.

Vanessa Stratton and Kevin Dawson joined the board and hit the ground running!

Vanessa is our treasurer and bookkeeper, as well as working alongside both the Reserve Committee and Finance Committee to help keep our dollars put to best use for the sake of the whole community.

Kevin stepped into the Vice President role, and went above and beyond to help with boathouse maintenance, as well as spearheading the Covenant Review committee.

Brian Stratton restructured our website, making it beautiful and easier than ever to navigate.

<https://www.otterpondhoa.com/>

We thank our neighbors who gave hours of their energy to help maintain our pond or common spaces and save us all money. Especially: David and Janene Beard, the Stratton men, Justin Musser, Kevin Dawson, Jo Delgado, Tass and Amy King, and Jamie Saff.

We also give grateful acknowledgment to neighbors who joined or led committees, keeping us connected, beautiful, and organized. Every act is significant and appreciated!

Thanks to our neighbors who extended hospitality hosting community events, specifically the Mulkeys, Pezzicas, and Galushas.

We're grateful Tom Clagett has continued to publish our monthly newsletter (and the accompanying Looney Bean gifts cards) to help us all stay aware of community news and events.

Finally, we want to give quiet but sincere thanks to our stealthy supporters in the neighborhood who removed weeds, trash, snow, or attended to other needed services without being asked or observed.

Financial Overview: Prepared by Vanessa Stratton and presented by Kevin Sanderford

2026 projected expenses are approximately \$13,000 more than 2025 actual expenses.

- Expenses have risen in all categories:
 - ~Electricity: Up 7.49%
 - ~Water, Sewer & Trash: Up 3%
 - ~Insurance: Up 15%
 - ~Open Space Maintenance: Up 4.5%
 - ~Ditch Repair: Estimated expense of \$8500
- Dues go up ~10% to \$560

This will not cover the full projected expenses; however, we will continue to partner with the Montrose Recreation District to mitigate expenses for ditch repair near the tennis courts and may extend these expenses into 2027 to remain within the available operating funds.

Presentation of the board approved budget for 2026.

Committee Reports

SOCIAL: Tina Davis and Carrie Galusha

It has been a year of fun events bringing neighbors together in a variety of ways. Going forward, the social committee is welcoming suggestions to keep our gatherings accessible and of interest to all in our diverse community. We may see the exchange of some less-attended historical events in favor of brand new ideas.

Welcome gifts to new neighbors was a great addition to the social committee this year, but they are asking for help to make sure no new neighbors get missed.

The Facebook page has been a useful tool to keep community event info accessible.

NEIGHBORHOOD WATCH: Alma Buis

NW is now under the umbrella of the Sheriff's Dept. Monthly meetings and notices to be coordinated through the Montrose Sheriff's Office. Please be sure to register with them to be notified of activities and alerts.

Remember to get your three or four nearest neighbors' phone numbers for easy communication if anything concerning is happening outside your door.

ARCHITECTURAL REVIEW BOARD (ARB): Prepared by Janene Beard and read by Mindy Clagett

It's been another busy year for Otter Pond Homeowners sprucing up their homes. We had 17 ARB forms turned in and approved.

Thank you for filling those forms out!

BOATHOUSE: Ryan and Amber Potter

Kevin Dawson remarked on the maintenance done and needed, as well as the benefit of working on the boathouse when all the boats are removed. Those storing in the boathouse: please watch for future notifications indicating we need them out for projects.

POND: Prepared by Valerie Harper read by Mindy Clagett

A. Water Quality Measurements

EcoResource solutions did water quality measurements in April and June. Water quality measurements indicate that the pond is in good condition. There was an

algal bloom in June due to warmer temperatures and higher nutrient levels (nitrogen and phosphorus possibly from fertilized fields upstream). EcoResource Solutions used a non-toxic, environmentally safe algaecide to treat the algal bloom.

We believe EcoResource Solutions mishandled the June sample. The August 5 and August 13 measurements were done by the Mesa County Health Department

C. Plans for 2026

1. We will not be using EcoResource Solutions. They were taking too long to report results and did not always make the measurements requested. The E. coli results from the June 26 measurement, which were above safe levels, was not reported to us until Aug 4. We contacted the health department and immediately sent a sample for analysis. We believe that EcoResource Solutions mishandled the June sample resulting in an erroneous result.

2. We have been contacting other companies to find a less expensive way to measure water quality and repair the aeration system when needed. We will be using the Mesa County Health Department to measure E. coli levels.

3. We will be adding beneficial bacteria to the silt retention pond and marina to reduce sludge levels. Reducing sludge levels will decrease frequency we have to dredge the silt retention pond. The bacteria cost \$300-600 per year vs \$3,700 in dredging costs

4. Able Excavation will be dredging the silt retention pond this winter. Since we will be able to dump the silt nearby, the cost will be \$3,700 vs \$5,500.

Donations will be needed again if we want to stock the pond with trout. (This is the usual means of stocking the pond.)

OPEN SPACE: Prepared by Janene Beard and read by Mindy Clagett

We had a lot going on with Open Space in 2025. New landscapers, fertilization/weed control crews & maintenance people. They all did an amazing job and we are excited to work with them again in 2026.

The City required us to check and install new back-flow devices this year and now we are compliant with their requests. This check will need to be done yearly now.

We also had to do lots of irrigation repairs everywhere. Otter Pond Park was the worst. It took more than 36 hours to repair and replace many missing and broken heads. There were even totally open lines shooting water into the rocks. We should save a good amount of money with our water bill in Otter Pond Park next season.

The main entrance into Otter Pond will be less expensive also. We capped off lines on both sides of the entrance that were watering private property, not HOA property. This

should save over \$1000. per year. Thank you to The Pendergrasses for offering to water the monument from their irrigation water.

Huge rocks were donated by The King family and added in the center island and spillway. Thank you Tadd and Amy!

Thank you David Beard for your countless hours helping Janene work on all of these projects. You saved Otter Pond a lot of money!

VOLUNTEER: Christina Files

Please reach out if you are interested in helping out on isolated projects or services that arise for our shared spaces as well as to help our neighbors as they have need. This keeps our costs down, our property values high, and our connection to each other strong.

FINANCE: Kevin Sanderford

This committee exists to help keep our financial decisions accountably reviewed, and is welcoming more members who are interested in reviewing the costs associated with maintaining our shared spaces.

RESERVE: David Beard chair, presented by Kevin Sanderford

Summarized the necessity of this fund, the work this committee does, and the anticipated costs in the next five year.

COVENANT REVIEW: Kevin Dawson

Why did our covenants need revision? There were several reasons.

- The language in the original covenants referenced the original builder in ways that are no longer pertinent.
- Lifestyle and demographic changes in the community have made some of the older rules impractical to uphold. (Vehicle sizes, weed barrier material, building materials, limited tree heights, cantilevered docks, to name a few examples.)
- Some rules were inconsistent with State law, and could not be upheld.

Why are covenants needed at all?

- To preserve home values
- To provide for the care, function, and appearance of common property.

How did we arrive at making the changes?

1. Created a WORD copy of the original PDF. Then fixed grammatical errors.
2. Newsletter invited all homeowners to suggest changes.
3. All those who had suggestions formed a committee.
4. The committee met monthly for several months.
5. Corrections were discussed, finalized, and submitted for legal review.
6. Next step is to present the revised covenants to the community, by email, and then we will need a vote to make them official. Please be watching for this revised document in your email with voting process information.

The covenant committee will remain for anyone who is interested in the ongoing maintenance of our community guidelines. Once approved, this new covenant is going to be much easier to adapt as needed.

Open Discussion

Any news on the purchase and development of empty lots in Otter Pond?

Two have been sold, and the buyers have expressed earnest plans to build on them, in the next 1-4 years.

New apartments being build just north of the community.

Any news on the proposed development to the east of our neighborhood?

Plans have only gone so far as a draft approval. No further plans have been pursued.

Plans to sell lots off of Otter Road first, but nothing is currently on a timeline.

The zoning for this development was done many years ago.

Who enforces covenants?

Lately, no one. We do need a volunteer to help address covenant violations. It can be friendly and informal, in person or by letter. Keeping our community standards benefits us all. Whoever steps into this role: Please be nice to them!

2026 Board Members:

A motion was presented by Christina, seconded by Mary, and those present voted unanimously approving the board members for 2026:

President: Kevin Dawson

Vice-President: Brian Wilson

Treasurer: Vanessa Stratton

Member-at-Large: Paul Sheya

Secretary: Mindy Clagett

Meeting adjourned at 7:48 pm

-Minutes submitted by Mindy Clagett, HOA Secretary