



Otter Pond July 2026

So comes the heat and wind, so comes the smoke. Alas. But even as we lament the heat and smoke, we have much to share and celebrate this month.

Shout Out! Lots of shout outs!

- To all those that helped with the exciting tree issue in Otter Pond Park this month.
 - Adam Galusha for organizing a posse and removing the fallen Cottonwood:
 - Justin Musser
 - Taylor Mulkey
 - Brian Wilson
 - Steve Moss
 - Ryan Potter
- To Christina Files, Patty Hansen, Ryan Potter for removing and hauling away the dead aspen tree in Otter Pond Park.
- The above listed volunteers saved the HOA \$2,100! Thank you!
- As they say, when a tree comes down, a new view is opened. A new view by which to enjoy a lovely warm drink!
- To Jo Delgado for all her hours spent in Otter Pond Park taking care of the plants.
- To Ken Johnson for donating pansies and petunias for the Otter Pond Monument planter.
- To Becky Pendergrass for giving extra water to these new plants during hot windy days.

- To Dave Beard for more hours working on pumps and sprinklers.

Also from the President

- Keven wished to extend his thanks to everyone who sprung in to action to deal with the fallen and dead trees in the park.

Neighborhood happenings:

- 2014 doesn't have a sign in front of it but it is listed for sale
- 2031 remains for sale
- 2 lots on the north side of the pond remain for sale

Dam Update:

- No updates

Committee Reports

Architectural Review Board (ARB) chaired by Janene Beard:

- Thank you OP residents for turning in your ARB forms for approval when getting exterior work done on your homes.

Social Committee chaired by Carrie Galusha and Tina Davis:

- Check the social committee's facebook page for photos. <https://www.facebook.com/share/g/169naJhhHp/>
- 4th of July Fireworks watch party! Grab your lawn chairs and meet us at the tennis court at around 9:30 to enjoy a lovely and local view of the city's fireworks display. Bring blankets, lawn chairs, your favorite snacks and drinks.
- The social committee is hosting a watermelon social Tuesday 07/28/26 from 6:00 to 7:00 at the boathouse. There will be free watermelon slices and all of the requisite napkins that your chins will subsequently need. Bring your own lawn

chairs, blankets, and poolside beverages. Come hang out with us!

Pond Committee chaired by Valerie Harper:

- No updates

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- We have incurred more issues-and extra expenses- with pumps, sprinklers, valve boxes, dead trees and branches this year. As our assets age, they need more maintenance and attention. We have insured many more expenses this year than usual.
- Don't fall victim to the bystander effect! If something looks like it isn't getting water, or if you notice something that doesn't look right, contact an HOA board member or Janene ASAP directly at at 858-354-7343

Reserve Committee chaired by Dave Beard:

- From Dave Beard:
- On June 16, the Reserve Committee met with volunteers to discuss and assign Reserve Components for cost review, assess the overall system, and evaluate the parameters for what makes a component a Reserve Component, such as its cost, lifespan and Reserve allocation reasonability. This is an important task to complete since it allows every Reserve Component to be adjusted to its current maintenance or replacement cost.
- In between the physical reviews, the maintenance or replacement cost of a Reserve Component is adjusted to allow for projected inflation. In addition, the lifespan of each component is reviewed for adjustment. Non-Reserve components are evaluated to determine if they should be newly reclassified

as a Reserve Component, and current Reserve Components are evaluated to determine if they still meet the criteria.

- Colorado law HB22-1387 and the Colorado Common Interest Ownership Act (CCIOA) states HOA's must adopt formal reserve policies. Colorado state law does not mandate a frequency for the review of an HOA's Reserve Study, but a review is strongly advised every 3-5 years in order to minimize the need for special assessment.
- The volunteers for this project are Damon Burgoyne, Jo Delgado, and Jack McKelvy. Our next meeting will be around mid-July. Each individual brings a special set of knowledge and experience to this project. The Reserve Committee truly appreciates the help these volunteers will provide in order to conduct this review thoroughly and correctly!

Financial Committee chaired by Kevin Sanderford:

- No updates

Bookkeeping chaired by Vanessa Stratton:

- No updates

Neighborhood Watch chaired by Alma Buis and Frances Pink:

- No updates

Ditches and Irrigation chaired by Tadd King:

- No updates



Please see the OtterPondHOA.com for all updates on all agendas and board meeting minutes.

OtterPondHOA@gmail.com

OtterPondHOA.com

Regards,

Your friendly volunteer HOA board members:

Kevin Dawson - president
Brian Wilson - vice president
Mindy Clagett - secretary
Vanessa Stratton - treasurer
Paul Sheya - member at large

Otter Pond Chairpersons:

Tadd King - ditches
Tina Davis and Carrie Galusha - social committee
Vanessa Stratton - bookkeeper
Tom Clagett - newsletter
Kevin Sanderford - finance committee
Valerie Harper - pond and silt pond
Amber and Ryan Potter - boathouse
Janene Beard - architectural review board
Janene Beard - open space
David Beard - reserve committee
Alma Buis and Frances Pink - neighborhood watch

