

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
July 13, 2026

Volunteer Board Members Present: Brian Wilson, Vanessa Stratton, Paul Sheya, Mindy Clagett
Guest: Janene Beard
Call to Order 4:07 pm
Minutes from the June 2 meeting approved.

COMMITTEE REPORTS

ARB: Two forms have been approved.

Janene spoke with the builders about the dirt pile on the lot under construction to clarify bank expectations.

There is a list of 26 CC&R violations the Board needs to address with homeowners. It was suggested we share the burden of addressing violations among the HOA board members. Traditionally, a letter or phone call to the homeowner informed of the violation and gave two weeks to address. Second notices would begin to enforce fees according to the schedule detailed on a resolution to our CC&Rs. Janene has helped the Board with this for years, but would like to return the responsibility to the Board.

Thank you, Janene, for your years of help!

Brian offered to make a live Google doc to keep all active volunteer board members informed of the violations being addressed, note the contact date, and subsequent fees.

POND: One algaecide application has been done, second to be done on July 14. The water is already noticeably clearer.

Recent pond water tests assured of safe levels.

The pond committee has requested an oxygen meter. The Board recommends including it in the pond budget for 2027.

A bid from Penguin Pest Control was received to consider reducing the midge population. More information is needed. As pest control is not in our budget, if approved, it would go into the 2027 budget.

NEIGHBORHOOD WATCH:

~A bear and her cub have been seen around the neighborhood.

~Someone living out of a car on our street was reported to the police and has left.

~A suspicious person taking unexplained pictures of a house was reported to the police. Neighbors are watching, and some have taken pictures of the suspicious activity.

Thanks for watching out for each other!

SOCIAL: Summer Fun!

~Every Thursday, 7 pm, is family night on the pond. Join your neighbors and enjoy the water together.

~Saturday mornings, 8:30 am, gather for paddle boarding and paddle board yoga.

~The Watermelon Social is coming up on July 28, 6 pm, at the boathouse.

OPEN SPACE: Concerned that the low ditch water volume may burn out our new pump. Consider communicating with the homeowners drawing from that water to coordinate a watering schedule.

Thanks to our neighbors who pitched in to take out some dead trees saving us \$2,130!

THANK YOU! Adam Galusha, Ryan Potter, Justin Musser, Taylor Mulkey, Stephen Moss, Christina Files, Pattie Hansen, and Brian Wilson.

The trees at the marina have been professionally trimmed and are going to be fed in order to keep them healthy.

The Board approves a tree fund line added to the budget, (like the fish fund,) where the community could donate money toward shade trees for the boat house and/or tennis court property to make summer gatherings more comfortable.

BOAT HOUSE: No report.

RESERVE: Damon B., Jo D., and David B. Are gathering bids. Thank you to our new volunteers!

COVENANT REVIEW: No official updates.

Our meeting brought up a few considerations for the new covenants, including:
Evaluate the new, arbitrary numbers and adjust them to accommodate existing structures to prevent members from being put in violation when the new covenants are adopted.
Examples:

1. Docks (old covenants: "may not exceed 8 ft wide by 20 ft long measured from the like high water line," new proposed: "docks may not exceed 160 sq ft measured from the general high water line"). Many existing docks already exceed these measurements thus the new covenants should accommodate already existing docks.
2. Distance from pond that trees may be planted (current covenants prohibition of any...modification...of the ...lake bank or embankment for any reason", proposed covenants: "and new trees...not to be planted or allowed to grow...within 7 ft of shoreline"). Homeowners who have planted within 7 feet of the shoreline would be in immediate violation if these new covenants were adopted. This arbitrary number should be modified such that existing trees and recent installations would be in compliance. Janene and Paul disagreed regarding the alleged harms that occur to the pond banks from grasses, plants or trees.

Safety concerns were raised and we discussed whether we need to put more specific language into our CC&Rs about life vests and supervision of children on our pond. From a liability standpoint, our lawyer and insurance agent both recommend only the posted signs that we have. From a concern for our community, we may want to pursue clear safety standards.

FINANCE: No report.

FINANCIAL:
Reports provided by Vanessa Stratton.

OTHER BUSINESS:

As we realize the need to have more than one board member accessing the Otter Pond email account and addresses, Vice President Brian agreed to be the second.

We need a new person to report on all ditches, head gates, and pipes. Tadd King has served us faithfully for years and is ready to pass the baton. Thank you, Tadd!

Ask Kevin to resume the task of reaching out to all committee chairs prior to each monthly board meeting.

The silt pond bank erosion is not due to water flow, but from the heavy equipment used when the pond is dredged. It has been a few years since we did this job, and it is needed. Fortifying the bank prior to dredging would be ideal. Still looking for a professional to assess our best option.

We are still happy with the landscaping and weed control services.

A reminder to homeowners, the sidewalk in front of your property is yours to maintain. Please check for weeds growing in cracks of the sidewalk as well as along the street.

Janene stated that all plant material should be removed from rock bank along the pond, including all large grasses, sprouting trees, and cattails. There was discussion that grasses, cattails and trees can hold the bank together and that some lakeside owners are confused about how best to manage grasses and plants on the banks. Paul stated that he did not think removal of natural grasses and cattails from the banks is specifically required in the current nor the new proposed covenants. Bank maintenance is the responsibility of the lot owner including replacement of rock that erodes into the lake, but it was pointed out the HOA at present has no standards, guidance or vendors available to guide those owners either with regard to plants on the bank nor rock maintenance.

Newsletter notices are sometimes missed.

Michelle Wilson has offered to proofread, as well as help with out going notices to the community.

Remind the community that children on the pond who are under the age of 14 years must be supervised by an adult. It is strongly recommended that minors wear life vests, and paddle boarders use a leash, for safety. Wear helmets and stay safe on the roads when riding wheeled equipment of all kids. Stay safe, Everybody!

Meeting adjourned at 5:40 pm

Next meeting Tuesday, August 18, 4 pm at 2011 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.