

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
May 12, 2026

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

Guest: None

Call to Order 4:00 pm

Minutes from the April meeting revised and approved.

COMMITTEE REPORTS

ARB: Two forms approved, one more awaiting signatures.

A homeowner noted two covenant violations for the Board to address:

-An ongoing construction project that is years beyond the approved timeline.-Kevin will speak with the homeowners for an update and reminder of our covenant regulations.

-Repeated growth over fence into the Otter Pond Park, which inhibits our paid landscapers and contributes to difficulty with seasonal clean up.-Vanessa to ask her son to offer help again. Kevin will write a letter to the homeowner.

POND: No reports from the committee.

Still seeking an affordable pond management company.

Uncleared ditches resulted in flooding of a homeowner's yard, and subsequent reduction of flow from upstream. Kevin is in touch with the homeowner.

NEIGHBORHOOD WATCH: No reports.

SOCIAL: Garage Sale scheduled for Saturday, May 30.

OPEN SPACE: The annual back flow tests have been completed, with passing results, and the reports will be sent to the city by the testers.

Some sprinkler heads were repaired.

A request by homeowners to leave their lacrosse goal on the lawn near the tennis courts for public use was approved by the Board and ARB.

Betty Hall planted flowers at the entrance planter-THANK YOU, BETTY!

BOAT HOUSE: The Board agrees to leave the windows as they are, and monitor for future concerns.

COVENANT REVIEW: Meeting to address homeowner's questions regarding the covenant updates and proposed changes to be held on Thursday, May 28, 5 pm at 1911 Otter Pond Circle (the Beard's) yard.

Attendants please bring your own lawn chair.

Kevin has written a letter detailing the changes and making each voteable change clear for our community to review before the meeting on May 28.

Paul requested we delineate the changes further for individual vote, particularly the section addressing short term room rentals while the homeowner is in residence.

The Board agrees that, following a further itemization of each voteable change, the letter may be sent for community review.

FINANCE: No reports.

RESERVE: No reports, but still in great need of a team of volunteers to address this year's review of cost analysis.

FINANCIAL:

Reports provided by Vanessa Stratton, although the bank system prevented a full account for the month. Vanessa to follow up with completed data.

OTHER BUSINESS:

The problem of the silt retention pond eroding at the walls has been considered for quite some time. Kevin suggested that the Board seek a professional assessment for the most affordable and effective solution. Asks for any recommendations for this job. Vanessa said she would talk with someone who may have a recommendation.

Meeting adjourned at 4:58 pm

Next meeting Tuesday, June 2, 4 pm at 1821 OPC (Kevin's house)

Minutes submitted by Mindy Clagett, HOA Secretary.