

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
February 18, 2025

Board Members Present: Christina Files, Kevin Dawson, Vanessa Stratton, Tammi Padilla, Mindy Clagett
Guest: Carrie Galusha, Kevin Sanderford, Linda Verbiscar

Call to Order 3:00 pm
Minutes from the January meeting approved.

COMMITTEE REPORTS

SOCIAL:

Consider setting up an Otter Pond exclusive Facebook group to help with communication. Carrie will look into this. Vanessa may have examples of guidelines to establish appropriate use.

Need **volunteers** to help with the upcoming Easter Egg Hunt.

Plans to refresh social events by discontinuing some old, little attended gatherings and introduce some new that may appeal more to the current residents. We want to see more social engagement this year.

Make a welcome packet for new neighbors, including some small gifts sampling local Montrose businesses.

OPEN SPACE:

Cover for the new pump is expected to be installed late March/early April.

POND:

\$200 has been donated for the fish fund. Should we supplement with unused pond/maintenance money?

FINANCIAL:

Reports provided by Tammi Padilla and Vanessa Stratton

Dues are starting to come in.

One invoice board approved for payment.

1099-Done

DORA has been paid

Taxes are being worked on

NEW BUSINESS:

Goals for 2025:

- Review/make changes to covenants; make it more consistent, note that all covenants are subject to State rules, look into volunteer compensation-Kevin D and Paul Sheya(?)
Mindy to find an editable copy of covenants.
- The boathouse needs film applied to the windows. We need a **volunteer** to do this.
- Intentional, ongoing monitoring of the new landscaping plan's efficacy, as well as the new pond maintenance plan. Review at monthly HOA Board meetings.
- Our website is in need of an overhaul. Brian Stratton may be able to work on this-connect with Mindy.
- The bank of our silt retention pond will need to be addressed. We need a **volunteer** to look into options for board and community review.
- Our dues include payment to UVWUA. Rates have increased; review what we are charging the two properties who have first use of this water, but don't pay HOA dues. Tammi to look into this.
- Dam inspection

Meeting adjourned at 3:54 pm
Next meeting Tuesday, March 11, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.