

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
February 17, 2026

Board Members Present: Kevin Dawson, Brian Wilson, Vanessa Stratton, Paul Sheya, Mindy Clagett
Guests: Dave and Janene Beard
Call to Order 4:06 pm
Minutes from the January meeting approved.
Annual Meeting Minutes Draft approved.

COMMITTEE REPORTS

ARB: One form approved.

POND: Dave brought updates:

The silt retention pond is due for dredging, but because it has been so warm the process would mean a greater risk of damage to the land around it, or an extra cost of \$3,000 to accommodate the conditions. The pond committee suggests we delay dredging until next winter. We can also consider placing a FLOCC log to reduce silt accumulation, at a cost of approximately \$4,000. The neglect of the silt pond will ultimately result in greater silt deposits into the main pond, where it is extremely difficult and expensive to remove.

Some money has been donated to buy fish to stock the pond, but the amount isn't sufficient for a delivery. If we receive more donations and are able to order fish this year, we need to check with the lot owners near the dam for permission to drive onto that land and deposit the fish from there.

NEIGHBORHOOD WATCH: Recently, the police stopped a car at our entry drive for drug use. Our neighbor, Taylor Mulkey, helped keep one of the vehicle's occupants breathing until EMTs arrived. There was concern about "something" tossed into the bushes during the chaos of the moment. Obviously, with so many children passing through that part of the neighborhood, we don't want any dangerous substances stashed around, however, the ground was searched by the police and found to be clear.

SOCIAL: Be watching for Annual Egg Hunt announcements-Saturday, April 4.

OPEN SPACE: High Country Turf will be giving us a discount for pre-paying the weed control they will apply this spring.

There is erosion along the ditch from just beyond the mailboxes toward the tennis courts - Tadd King is going to provide us with estimates for repair.

Irrigation pumps from the marina and boathouse were maintained for a much lower price than expected. Some pipe work is still needed. Brian Wilson may have a contact for this work.

BOAT HOUSE: Window film/paint options/necessity still being considered.

FINANCE: Thank you to Kevin Sanderford for presentation at the Annual Meeting. No news for now.

COVENANT REVIEW: Some feedback with suggested considerations have come in for board review:

1. Sheds on lakefront properties are still not allowed.
2. Remove "tent" from temporary structures rule.
3. Temporary structures on non-lakefront properties must not be visible from the street or common areas.
4. Change assessment increase by board approval alone to 15%. More than 15% increase to be approved by 2/3 community vote. This is consistent with CCIOA rules.
5. Declare "Fines imposed according to most recent posting". (This language is to allow for fee adjusting over time without the need for fully revised and approved covenant changes.)

Mindy to write a letter for distribution informing the community of the voting procedure for approving the revised covenants.

Ask Brian Stratton to post both old and revised covenants to our website for community review.

FINANCIAL:

Reports provided by Vanessa Stratton.

Reserve Fund CD at Vectra Bank to be renewed for another 6 months in April.

Add Kevin Dawson to bank signers and Quickbooks.
Record new president Kevin Dawson with the Colorado Secretary of State.
Campbell and Watson Accounting preparing our taxes.
26/85 dues received so far. Still awaiting water user fees.

Meeting adjourned at 5:45 pm
Next meeting Monday, March 9, 4:00 pm at 1821 OPC (Kevin's house)
Minutes submitted by Mindy Clagett, HOA Secretary.