

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS
ASSOCIATION, INC.
April 7, 2026

Volunteer Board Members Present: Kevin Dawson, Vanessa Stratton, Paul Sheya, Mindy Clagett
Guests: Janene Beard, Mary McKelvy
Call to Order 4:01 pm
Minutes from the March meeting approved.

COMMITTEE REPORTS

ARB: Two new forms approved

POND: 200 lbs (~800 individual) fish were put into the pond in March.
Still exploring pond service options. Most recently received bid was too high to consider.
Ask Valerie for an update before our next meeting.

SOCIAL: The Egg Hunt was a lot of fun for all ages, and had an especially good turnout of young kids. Thank you, to the Mulkeys, for hosting again!

OPEN SPACE: A cracked valve that caused flooding at the entrance island has been repaired.
Tennis Court area irrigation won't begin until the pond flow is back.
Tennis Court ditch silt removal project is still moving forward.
Irrigation water at the marina is on, and sprinklers over the property line will be moved this week.
The pump at the boathouse has been repaired. (Thank you, Dave Beard!) Now awaiting installation by Rainmaker this week. Also needs a new filter.
Otter Pond Park drip system has been repaired. (Thank you, Janene Beard!)
The Otter Pond sign at our entrance has been beautifully repainted. (Thank you, Janene B. And Kim Sylvester!)
City back flow testing regulation letter has arrived.

BOAT HOUSE: Windows are cleaner. Evaluate the necessity of doing anything more.

COVENANT REVIEW: Discussed the plan to host an explanatory meeting to address homeowners' questions about the proposed changes and updates. Kevin will get back with suggested dates. Janene requested May 21 or later.

Board discussed options for covenant change reviews, including the possibility of homeowners voting on individual proposed changes.

Some recent feedback leading to alter the proposed changes, especially **remove lines** about:

- Increasing the board approved dues increase from 10% to 15%.
- Allowing the board to make changes without a vote. (Suggest a temporary change to be ratified at the next annual meeting.)

Clarify regulations about holiday decorations removal timeline.

Clarify language around dock dimensions and the distance they extend over the water.

FINANCIAL:

Reports provided by Vanessa Stratton.

No outstanding dues or late fees this year.

Awaiting proof of a prior agreement regarding fees for water users outside of the OPHOA.

The CD of invested Reserve funds is expiring April 20. Recommend reinvesting the whole amount of that current CD into a new 6 month CD with Vectra Bank.

The current cash remaining in the Reserve Fund is enough for planned expenses this year, with a buffer of ~\$7,000.

OTHER BUSINESS:

Kevin to touch base with Tadd K re: ditches
Check sprinkler timer battery
Schedule back flow preventer test
Grass will be aerated
Water pumps being addressed
Water meters don't need to be turned on, because they are always on
Penguin Pest Control may have midge deterrent

Meeting adjourned at 5:25 pm
Next meeting Tuesday, May 12, 4 pm at 2011 OPC
Minutes submitted by Mindy Clagett, HOA Secretary.