

## **THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN**

BOARD MEETING AUGUST 24, 2021

Board Members Present: John Williams (remotely), Bill Coburn, Dave Wientjes, Bob Maki and Marlene Barrett.

Board Members Absent: Jake Kruse

At 6:33 p.m. President Williams called the meeting to order.

**AGENDA and MINUTES:** After review, it was Moved-Seconded (Wientjes-Maki) to approve the agenda and board minutes of July 27, 2021. Motion carried.

**TREASURER'S REPORT:** Wientjes reviewed current balance sheet and report from the bookkeeper. Discussion was held on bringing all expense bills to board meeting before payment. Wientjes and Maki will put together a proposed structure for payment approval and check signers for the next meeting. Moved-Seconded (Coburn-Maki) to accept treasurer's report. Motion carried.

**AMEND COVENANTS:** Nothing new to report.

**WEB PAGE/WEBMASTER:** Barrett reports she has contacted Bob Olson who will work with previous webmaster to gain access to web page to redesign and make more user friendly. He is currently working on the project and has agreed to meet with Board at our next meeting.

**HIGGINS GULCH/WARD NATURE TRAIL:** Coburn brought the board up to date on the progress of the nature trail. Items discussed were liability concerns regarding the overflow pond built by the developer, the four corners that need to be moved, transfer concerns and designation of trail on lot final plats, open space designations, the possible use of the property that the old house was located on as a connector for the Spearfish bike path, and removal of the recently uncovered trash dump. After discussion, it was Moved-Seconded (Barrett-Maki) to authorize Coburn and Wientjes to meet with attorney regarding these concerns and request the attorney notify developer that we require removal of the pond as a condition of the HOA taking liability of the trail, citing liability issues. Motion carried.

**SHOSHONE AVE CUL DE SAC/OPEN SPACE WEED TREATMENTS:** Members discussed issues related to the open area in Shoshone Ave including the need and cost of weed treatments and why the City of Spearfish isn't taking care of any of the open spaces. Joyce Simmons, a Shoshone Ave resident, said the cul de sac is too narrow which doesn't allow access for emergency vehicles or any other vehicles if anyone is parked on the street. Simmons expressed access concerns regarding two lots in Phase 4 off Pintlar Street behind Shoshone Ave as having no street access. Suggestions were discussed on making the Shoshone cul de sac wider by using some of the open space in the middle. Williams and Coburn will contact the city council member that lives in our HOA to discuss our concerns and request he come to our next board meeting.

**BLACK HILLS BOOKKEEPING:** Williams requested the Board consider getting a post office mailbox. That way correspondence and the annual dues payments can be sent to our mailbox. The bookkeeper has had trouble with residents going to her in person to air complaints, which

isn't her job. Board members agreed that the complaints can be sent to us through our web page once it is updated or by contacting a board member. Moved-Seconded (Coburn-Maki) to authorize Barrett to meet with the bookkeeper to obtain the post office box. Motion carried.

**MEETINGS:** Maki requested each board member invite residents of our HOA to future board meetings.

8:10 p.m. Moved-Seconded (Coburn-Williams) to adjourn.

Next monthly board meeting will be September 27th at 6:30 p.m. at the VFW.

Marlene Barrett, Secretary