

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING JUNE 22, 2021

Board Members Present: Bob Turner, John Williams, Bill Coburn, Dave Wientjes, and Marlene Barrett

Board Members Absent: Jake Kruse

AGENDA: President Bob Turner called the meeting to order at 6:39 p.m. and presented an agenda for board consideration.

Moved-Seconded (Coburn-Wientjes) to approve agenda. Motion carried.

MINUTES: Moved-Seconded (Williams-Coburn) to approve minutes of May 27, 2021 board meeting. Motion carried.

TREASURER'S REPORT: Treasurer Dave Wientjes presented treasurer's report received from our bookkeeper, Black Hills Bookkeeping. We presently have a balance of \$56,609.37. Suggestion made to authorize the President and Treasurer to be authorized check signers on our bank account. After discussion, it was Moved-Seconded (Coburn-Williams) to approve the President and Treasurer as signers on bank account, and to accept treasurer's report. Motion carried.

AMEND COVENANTS: Discussion held on covenant suggested revisions. Marlene Barrett suggested adding Phase 4 (new lots) of the development to the covenants. Suggestions were also made on changing shed square footage, changes to acceptable trees, and changing some of our covenants to mirror city ordinances.

Moved-Seconded (Coburn-Barrett) to authorize Dave Wientjes to meet with our attorney, Kellen Willert, and present our proposed updates/revisions and also have the attorney review city ordinances and draft changes to the covenants for consideration. Motion carried.

WEBMASTER/FACEBOOK PAGE: Barrett reported the webmaster our development used in 2015 is not interested in doing further work on the website. Members were tasked with finding a new webmaster for consideration at our next meeting. Mr. Fiebelkorn said he would unlock and assist in the handoff to the new webmaster. Suggestions were made to have the new webmaster also update our Facebook page.

WARD TRAIL: Coburn and Williams reported work is continuing in mapping and finalizing trail boundaries/pins. Our association previously agreed to pay expenses in getting preliminary work done on plats. Ward pays final.

MAINTENANCE OF COMMON AREAS: Turner reported he hired Almonzo Tyson to care for common areas in our development. Members all agreed areas are looking much better. Damaged mail box post/arm has been repaired. Barrett said weeds have been sprayed and removed on Shoshone common area.

Moved-Seconded (Coburn-Williams) to authorize bookkeeper to order mailbox arm kits to have on hand and have contractor fix broken ones. Motion carried.

Concerns were also discussed on the City of Spearfish not taking care of all their areas within the development, i.e. parks/trails/common areas. Coburn will discuss our concerns with City and request presence at our next meeting.

CONTRACTOR TRASH: Suggestion made to have attorney send Jason Ward (developer) a complaint letter on the large amount of uncovered contractor trash containers not being properly taken care of causing blowing trash around the neighborhoods. Wientjes will ask attorney to send letter. Suggestion also made to file a complaint with the City if developer doesn't address the matter.

DUES: Unpaid dues will now be turned over to collections on July 1st. if left unpaid. Williams suggested changing dues on the multi-unit complexes and commercial units to \$25 per unit. Wientjes will confer with attorney on this matter.

HOMEOWNERS CONTACT INFORMATION: Suggested that any letter sent from our bookkeeper to lot owners include a paragraph asking for updated homeowner information to keep as current as possible with ownership changes.

BOARD MEETING PLACE: Barrett will contact different businesses to find a place where we can have our monthly board meetings.

Next board meeting will be July 27 at 6:30 p.m. Place to be determined.

At 8:47 p.m. it was Moved-Seconded (Coburn-Williams) to adjourn.

Marlene Barrett, Secretary