

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING JANUARY 18, 2022

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

Board Members Absent: Jake Kruse

Guests Present: Bob Olson, Webmaster and Lana Trasmondi, homeowner.

At 6:35 p.m. President Williams called the meeting to order. All motions were approved unanimously unless otherwise noted.

AGENDA AND MINUTES: After review, it was Moved-Seconded (Wientjes-Maki) to approve the agenda. Motion carried.

Moved-Seconded (Maki-Wientjes) to approve the minutes of the November 23, 2021 board meeting. Motion carried.

TREASURERS REPORT: Wientjes reviewed current balance sheet and report from the bookkeeper. At last meeting, a motion was made to file a lien against property at 4013 Gallatin as dues were 3 years delinquent. He reported those dues have been paid and no further action is needed. It was also noted that we do not need to file liens/judgements as the collection agency will perform that service as needed.

BILLS: Two bills were presented for payment - 1. Interstate Engineering \$344.30 (trail surveying). 2. VFW \$220.00 (2021 meeting fees). After discussion, it was Moved-Seconded (Barrett-Maki) to approve the payment of the bills and raise the fee paid to the VFW for the monthly board meetings to \$30/meeting. Motion carried. Note: The annual meeting cost of \$100 stays the same.

Wientjes reported he has completed the yearend audit of our accounts held by the bookkeeper for 2021 and all is in order and balanced.

Moved-Seconded (Maki-Barrett) to approve the treasurers report. Motion carried.

WEB PAGE/WEBMASTER: Bob Olson met with the board. He reviewed the new website which is named spearfishreserve.com. He suggested a new facebook account that links to our website. Williams will discuss this with Kruse as he is the board member dealing with the facebook page. Olson also suggested that we create an administrative profile. Williams and Coburn will work on this. On the new webpage now are the minutes, listing of board members, and dates of meetings. Also, a section was created where residents can contact the board with concerns. After Olson receives these, he will forward the completed forms to the President and Vice-President for action and/or discussion at the next board meeting. Olson requested the architectural review committee forms to put on the website. Board members also requested a section where notes or reminders to the residents can be posted.

HOA INSURANCE COVERAGE: Barrett will contact our insurance agent and request an appearance at our next meeting for an explanation of coverages.

Williams reported an accident on the corner of Russell Street took out the mailboxes and posts. He will order new mailboxes/posts and make a claim on her insurance for reimbursement. He has already put the posts back up but they along with the mailboxes will need replacement as they are heavily damaged.

ITEMS/CONCERNS FROM RESIDENTS: Lana Trasmondi discussed her concerns to the board regarding fencing issues on Beartooth Street, our website, a current map of the

development, and the lot across from her house that was originally listed to be a park as noted on a previous map.

AMEND COVENANTS: Wientjes requested some of us get together and go through the covenants line by line and discuss the changes we would like incorporated into the document to present at our annual meeting. Barrett and Maki will help with this task.

HIGGINS GULCH/WARD NATURE TRAIL/OPEN SPACE DESIGNATIONS: Members discussed their meetings with the City Planner and City Floodplain Administrator. Discussion centered around the definitions of open space i.e. common open space, residential open space, and commercial open space and how it affects the development as a whole. A suggestion was made to request another meeting with the City Planner to discuss our concerns with interpretation of the city ordinance and ask what is being done about the old garbage dump uncovered during development of the back lots. Coburn said the Cook Irrigation Ditch overflow is causing a pond to form which is an insurance concern in the open space area. He will contact Bart Krautschun, manager of the ditch to request a meeting with he, Maki, and Wientjes to inquire about stopping the overflow enough to stop the pond filling.

At 8:08 p.m. it was Moved-Seconded (Maki-Wientjes) to adjourn the meeting. Next meeting scheduled for February 22, 2022 at the VFW.

Marlene Barrett
Secretary