

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

BOARD MEETING NOVEMBER 23, 2021

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

Board Members Absent: Jake Kruse

At 6:34 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 (Coburn-Maki) to approve the September 29th minutes. Motion carried.

After review, it was Moved-Seconded (Wientjes-Maki) to approve the agenda as presented. Motion carried.

**TREASURERS REPORT:** Wientjes reviewed current balance sheet and report from the bookkeeper. Moved-Seconded (Coburn-Maki) to authorize filing a lien against the property of 4013 Gallatin as dues have been delinquent for over 3 years. Motion carried.

Wientjes will prepare a proposed 2022 budget for review at next meeting.

After review, it was Moved-Seconded (Barrett-Coburn) to approve the treasurers report.

**CHECK SIGNING AND INVOICE PAYMENT POLICY:** Wientjes and Maki reviewed the new policy and after discussion, it was Moved-Seconded (Coburn-Maki) to accept this new (attached) policy effective January 1, 2022. Motion carried.

**AMEND COVENANTS:** Process is ongoing.

**WEB PAGE/WEBMASTER:** New site ongoing. Bob Olson scheduled for our next meeting. Board members suggested adding a current news section, a HOA email address that links to the President and Vice-President, and a section where the architectural review forms can be completed and forwarded to the Architectural Review Committee members Coburn and Kruse.

### **HIGGINS GULCH/WARD NATURE TRAIL/OPEN SPACE DESIGNATIONS/**

**DISCUSSIONS WITH CITY OFFICIALS:** Coburn, Wientjes, and Maki met with Jayna Watson, City Planner. They discussed our first priority of getting the open space dedicated as public open space and trail designation. They relayed concerns with several cul de sac issues including weed treatments and parking. They will meet with the City floodplain administrator on November 30. Also discussed with the parks manager was tree planting in open spaces as our development doesn't have many trees. Also discussed extending the city bike path from Russell Street to Pintlar Street. Currently, open spaces are owned by the developer.

**HOA INSURANCE COVERAGE:** Issues were discussed regarding flood insurance and the impact of obtaining open spaces in floodways/floodplains. Coburn will contact our insurance agent to discuss and invite to a meeting.

**SNOW REMOVAL:** Williams said he was contacted regarding snow removal on a private drive that has two townhouses and two homes. The City will not provide snow removal as the cul de sac drive does not meet City code/specs. The residents currently pay for their snow removal and want our HOA to pay the bill. After discussion, it was Moved-Seconded (Coburn-Maki) that our HOA will not pay for any snow removal on any private drives. Motion carried.

With no further business to come before the Board, Williams adjourned the meeting at 7:50 p.m. Next meeting scheduled for November 28th at 6:30 p.m. at the VFW.

Marlene Barrett, Secretary