

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING MARCH 22, 2022

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

Board Members Absent: Jake Kruse

Guests Present: Delia Prezkuta, Steve and Jane Snyder

At 6:00 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 (Maki-Williams) to approve the agenda and the minutes of February 22, 2022 as corrected. Motion carried.

TREASURER'S REPORT: Wientjes reviewed current balance sheets and profit and loss from our bookkeeper. He also presented an audit opinion showing our financials are in order and acceptable. After discussion, it was Moved-Seconded (Coburn-Maki) to approve the treasurer's report and post the audit opinion, balance sheets, profit and loss and budget on our website. Motion carried.

HOA INSURANCE COVERAGE: Barrett reported the agent has reviewed our bylaws, covenants, and constitution. Barrett and Williams will meet with him and report back at next meeting.

AMEND COVENANTS: Williams and Maki will prepare an amendment to Article IX. of the Constitution and contact Jason Ward (declarant) for approval.

RECREATIONAL OPPORTUNITIES: Rex McDonald, Spearfish City Parks Supt. and a member of our HOA, appeared to discuss recreational options in the development's open spaces. Discussion centered on the open space behind houses on Ward, Beartooth and Pintlar Streets. (off the Russell Street bridge). Suggestions were made to extend the city bike path that will end at Russell Street on through the open space. Other suggestions were to take the hilly parts of the open space and use it for a kids bike area, and make an arboretum space for trees and memorial trees. McDonald also informed the board there are grants available where we can partner with the city in the application process. McDonald will check floodplain issues, if any.

As of now, the City public works department mows the area twice a year.

MOWING: Williams will contact our mowing contractor to determine all common areas that we want mowed this year. He will also contact the owner of the rocked area off Ward Street on the walking path area to discuss options of removing the rocks and returning it to grass for easier maintenance and future path access.

NATURE TRAIL: We are still having trouble with trail corner markers being moved. Coburn and Williams will contact Jason Ward and walk the path with him to establish permanent trail markers.

SPRING CLEANUP: Williams will contact some baseball/softball groups to see if any team is interested in providing spring cleanup for our development. Board members agreed to offer \$300 to clean up our common areas.

CONSTRUCTION DEBRIS: Board members discussed the large amounts of construction debris building up in the nature trail areas. Williams will call the City to formalize a complaint.

CONCERNS FROM RESIDENTS: Steve Snyder visited about the large amount of construction debris. Board members all agreed with him and Williams is contacting city code enforcement to file a complaint.

NEW BOARD MEMBERS: Barrett reported we have four homeowners interested in serving on our HOA board. Maki suggested having more members of our board. After discussion, it was Moved-Seconded (Maki-Coburn) to raise and establish our board membership up to 11 members. Motion carried.

Barrett moved to appoint all four interested persons to the Board. Motion died due to lack of a second.

Moved-Seconded (Maki-Coburn) to require the interested persons appear before the Board and make a presentation. Aye - Maki, Nay - Williams, Coburn, Wientjes and Barrett. Motion failed.

7:45 p.m. Moved-Seconded (Maki-Coburn) to go into executive session for personnel discussion. Motion carried.

7:53 p.m. Moved-Seconded (Coburn-Williams) to reopen the meeting. Motion carried.

Moved-Seconded (Coburn-Barrett) to appoint Bob Olson to the Board. Aye - Williams, Coburn, Wientjes and Barrett. Abstained - Maki. Motion carried.

Moved-Seconded (Maki-Barrett) to appoint Delia Prezkuta to the Board. Motion carried.

Moved-Seconded (Wientjes-Coburn) to appoint Lana Trasmondi to the Board. Aye - Williams, Coburn, Wientjes and Barrett. Abstained - Maki. Motion carried.

Moved-Seconded (Coburn-Barrett) to appoint Joyce Simmons to the Board. Aye - Williams, Coburn, Wientjes, and Barrett. Abstained - Maki. Motion carried.

Moved-Seconded (Maki-Wientjes) to require any new persons interested in future board openings submit a written email on our website and also require they appear before the Board to explain their interest and qualifications. Motion carried.

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m. Next monthly scheduled meeting is April 26, 2022 at the VFW.

Marlene Barrett
Secretary