

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING APRIL 26, 2022

Board Members Present: John Williams, Bill Coburn, Dave Wientjes, Marlene Barrett, Joyce Simmons, Bob Olson, Lana Trasmondi, and Delia Prezkuta

Board Members Absent: Bob Maki and Jake Kruse

Guests Present: Ben and Sheila Kinney

At 6:32 p.m. President Williams called the meeting to order. All motions were passed unanimously unless otherwise noted.

AGENDA AND MINUTES: After review, it was Moved-Seconded (Coburn-Wientjes) to approve the minutes of March 22, 2022 and the agenda for tonight's meeting. Motion carried.

TREASURER'S REPORT: Wientjes presented the current balance sheet, list of transactions, and profit and loss from our bookkeeper. After review, it was Moved-Seconded (Barrett-Coburn) to approve the treasurer's report. Motion carried.

Wientjes presented two bills needing board approval - bookkeeping expenses of \$1215.43 and \$971.70 to replace mailboxes that were damaged in a car accident. After discussion, it was Moved-Seconded (Olson-Trasmondi) to approve payment of the bills with the stipulation of insurance reimbursement from the car owner on the mailbox replacement. Motion carried.

HOA INSURANCE COVERAGE: Barrett and Wientjes met with our insurance agent and got a better understanding of our coverages and verified coverage of any open space parcels we may obtain in the future. Our agent requested we consider a non-indemnity clause to the HOA when we consider any covenant/bylaw changes in the future.

COVENANTS: Williams reported that the amendment to Article IX has been signed by the developer. After receipt of the signed amendment, we will have to appoint a committee to review/amend/update our covenants.

WEBSITE: Olson will make an email address for owners to contact the board directly instead of through his email address. He suggested blast emails that will go directly to committee appointees. Our new website is a work in progress and we will continually strive to make it a user friendly site.

NATURE TRAIL: Williams and Coburn said trail designation and marking is an ongoing negotiation with the developer. They will install rebar to establish trail permanence.

CONSTRUCTION DEBRIS/SPRING CLEANUP: Coburn had filed a formal complaint with city officials and reported some of the debris has been removed. All agreed this will be a continual problem and we will need to stay on top of it. Williams said he will contact our city council Ward 3 members also. Williams reported a ball team has cleaned up the common spaces.

ITEMS/CONCERNS FROM RESIDENTS: Ben and Sheila Kinney discussed the Article IX amendment and complimented the Board on the new website.

TERM LIMITS: Barrett reported she has researched old minutes and suggests the following term limits for current board members (3 year appointments):

MEMBER	TERM EXPIRATION
John Williams	5/31/2022
Jake Kruse	5/31/2022

Bill Coburn	5/31/2023
Dave Wientjes	5/31/2023
Marlene Barrett	5/31/2024
Bob Maki	5/31/2024
Delia Prezkuta	5/31/2025
Lana Trasdomondi	5/31/2025
Joyce Simmons	5/31/2025
Bob Olson	5/31/2025

Wientjes suggested during our first board meeting (after the annual meeting), we appoint committees to handle HOA business. After discussion, it was Moved-Seconded (Prezkuta-Trasdomondi) to approve the term limits. Motion carried.

ARCHITECTURAL REVIEW COMMITTEE: Coburn said he would like to be replaced on this committee and after discussion, it was Moved-Seconded (Simmons-Barrett) to appoint the following members to the architectural review committee - Wientjes, Trasdomondi, Prezkuta, and Williams. Motion carried. Note: As Kruse does not wish to continue as a board member, his replacement will also need to be appointed to this committee. Board members discussed landscape and fencing issues this committee will have to address.

There being no further business to come before the Board, it was Moved-Seconded (Coburn-Trasdomondi) to adjourn the meeting at 8:47 p.m.

Next meeting will be the annual meeting on May 24, 2022 at the VFW.

Marlene Barrett
Secretary