

## THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING JUNE 28, 2022

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

Board Members Absent: Bob Maki, Bob Olson

Guests Present: Pam Dahl

At 6:33 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 (Simmons-Trasmondi) to approve the minutes of May 24, 2022 and the agenda for tonight's meeting. Motion carried.

**TREASURER'S REPORT:** Wientjes reviewed the current reports from our bookkeeper. He noted we have been reimbursed from the insurance company for the mailbox damage done in vehicle accident. The post and mailboxes have been repaired by Williams and Wientjes (thank you!). After review, it was Moved-Seconded (Simmons-Coburn) to approve the treasurer's report. Motion carried.

### **YEARLY APPOINTMENT OF BOARD OFFICERS - 2022:**

**President:** Moved-Seconded (Simmons-Prezkuta) to appoint Williams as our President. Motion carried.

**Vice-President:** Moved-Seconded (Simmons-Barrett) to appoint Coburn as our Vice -President. Motion carried.

**Treasurer:** Moved-Seconded (Coburn-Simmons) to appoint Wientjes as our Treasurer. Motion carried.

**Secretary:** Moved-Seconded (Trasmondi-Simmons) to appoint Barrett as our Secretary. Motion carried.

**Members at Large:** Moved-Seconded (Barrett-Coburn) to appoint Simmons, Trasmondi, Prezkuta, Maki, and Olson as members at large. Motion carried.

**Committees:** We currently have 4 members of the **Architectural Review Committee** - Williams, Wientjes, Trasmondi and Prezkuta with room for another member. It was noted that an appointee on this committee does not have to be a board member. Trasmondi and Prezkuta said they are not getting the emails through the website when plans are submitted. Prezkuta will contact Olson (board member and our webmaster) to correct the problem. Other committees will be appointed as the need arises.

**WEBSITE:** After discussion, it was decided to have two board members authorized to have access our website - Olson and Prezkuta. Prezkuta will contact Olson to gain the information.

**COVENANTS/BYLAWS REVIEW:** Developer/Declarant Ward has not signed the amendment to the covenants turning over control of the covenants to the HOA. Williams reported Ward wants to deed some smaller or undevelopable areas/lots to the HOA before signing the amendment. It was decided to request a listing of the parcels before any decision is made.

**WEED SPRAYING/WEED PROBLEMS/MOWING:** Discussion was held on the noxious weed problems, especially on vacant lots. Board members agreed the City needs to hold the developer or owner responsible. Coburn will write an official complaint letter on behalf of the HOA to the City and also notify Ward Development LLC.

Coburn said all areas that the HOA is responsible for have been sprayed. Wientjes has been voluntarily mowing the Old Belle Road frontage between Ward and Reserve Street as the adjacent homeowners have not been mowing the area. Board members thanked him and said the area looks much better.

**ALLOWABLE TREE LIST AND COVENANT SECTION 28. TREES:** Simmons requested an appointment of a subcommittee to review and update the listing of approved trees in our covenants. She noted that some of the trees should not be on the list with some more that could be added. It was also noted that Section 28 (Trees) should be updated also. Coburn will help with this update and suggested asking Rex McDonald (City Parks) to help with this task.

**JULY 4TH FIREWORKS:** Board members would like to remind all HOA residents that fireworks are not allowed in City limits. Wientjes will see if we can obtain signage before the holiday to post at road entrances. Additional patrols will be requested as we had many complaints/problems last year.

**ITEMS FROM RESIDENTS:** Pam Dahl was present and discussed her fence placement diagram and received approval from the Architectural Review committee.

There being no further business, it was Moved-Seconded (Trasmondi-Simmons) to adjourn at 8:00 p.m.

Marlene Barrett  
Secretary