

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING AUGUST 23, 2022

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

Board Members Absent: None

Guests Present: None

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

AGENDA AND MINUTES: After review, it was Moved-Seconded (Prezkuta-Coburn) to approve the minutes of July 26, 2022. Motion carried.

After discussion, it was Moved-Seconded (Prezkuta-Maki) to move the topic of website contact us section after the weed issues section and approve the agenda as amended. Motion carried.

TREASURER'S REPORT: Wientjes reviewed current reports from our bookkeeper. Moved-Seconded (Trasmondi-Maki) to approve the treasurer's report. Motion carried.

WEED ISSUES: Prezkuta reported we had received a complaint regarding weeds in the Russell Street boulevard. It was noted this is actually city property. With the help of neighbors, Wientjes and Coburn pulled and sprayed the weeds in this section. Members also noted that in the Shoshone Street pit, weeds have been pulled and sprayed by Wientjes, Barrett and neighbors residing on the street. Other bare lot areas also have weed problems and complaints have been filed with the City. She has also prepared a drop down section for our website to explain to HOA lot owners who the city officials are to contact to file weed complaints.

WEBSITE AND "CONTACT US" SECTION: Former member Olson has turned over the webmaster duties to Prezkuta. She reports a new email address for the HOA - spearfishreservehoa@gmail.com. She asked for clarification of who answers questions posed to the Board from the "contact us" section. It was decided Williams will respond to HOA/covenant questions and Wientjes will respond to Architectural Committee questions.

COVENANTS AND BY-LAWS - INITIATIVE TO CHANGE VIA MEMBERSHIP VOTE: Much of the meeting was spent discussing our options in order to have the authority to change or enforce any covenant or bylaw. Maki has been doing considerable research and feels we have two options: 1. Obtain 2/3rds approval of all lot owners to gain the power to make these changes, thereby removing the declarant. 2. Request a signed amendment from the declarant (Ward) to turn over the regulation of the covenants and bylaws to the HOA.

As option 2 has been proposed to the declarant and not signed by the declarant, Maki feels our only consideration is option 1. Members discussed an explanation letter to HOA lot owners, proposed changes, a signature page, proxy vote ballots, and the need for a special HOA meeting to get this finalized. The architectural review committee powers and responsibilities were also discussed. Maki will prepare a draft resolution for our next meeting to explain powers, notices of violations and fines. All members agreed we have much more work and research to do on this subject before our next meeting.

At 8:10 p.m. the meeting was adjourned. Next board meeting is September 27, 2022.

Marlene Barrett
Secretary

