

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

### **BOARD MEETING SEPTEMBER 27, 2022**

**Board Members Present:** John Williams (left at 7:55 p.m.) Dave Wientjes, Marlene Barrett, Bob Maki, Joyce Simmons, Lana Trasmondi, Delia Prezkuta

**Board Members Absent:** Bill Coburn

**Guests Present:** Jade Addison, City Code Enforcer

At 6:31 p.m. President Williams called the meeting to order. All motions were passed unanimously unless otherwise noted.

**AGENDA AND MINUTES:** Moved-Seconded (Simmons-Maki) to approve the agenda as presented. Motion carried. Moved-Seconded (Wientjes-Trasmondi) to approve the minutes of August 23, 2022 as written. Motion carried.

**WEED ISSUES/COMPLAINTS:** Jade Addison, City Code Enforcement Officer, met with the Board and explained the City's process of weed violations/complaints from the initial complaint, opening a case, and notices to property owners. First she places a door hanger on the home, if possible. If no response is received or there is no home on the lot yet, she mails a notice. If no response is received, the next step is a certified letter to the property owner. If the property owner does not take care of the problem, the City can hire a contractor and file a lien against the property for reimbursement. The property owner can appeal to City Council. There is a contact section on the City's website where complaints can be sent. Noxious weed heights of 10" or more constitute a violation with wetlands and waterways an exception. She said there are several cases open in our subdivision but could not comment on individual cases. She said there has been progress made with some of the areas getting mowed and weeds cut down, but realizes we still have problem areas. Questions were asked about maintenance of retention ponds as we do not want to wait until next Spring to get anything done. She will look into the matter. She said there are several active HOA's in Spearfish and suggested consideration of quarterly meetings with all of them and city representative(s). Board members thanked her for coming.

**TREASURER'S REPORT:** Wientjes reviewed current bookkeeper reports, bills, and fees collected from the collection agency. After review, it was Moved-Seconded (Simmons-Prezkuta) to approve the treasurer's report. Motion carried.

**COVENANTS/BYLAWS/CONSTITUTION:** Maki discussed a policy of assessing fines to lot owners in order to maintain adherence to the rules, regulations and covenants of the HOA. Board members discussed and disagreed about the powers, assessing any fines, and which committee would have responsibility. All agreed to continue discussion.

**COVENANT SECTION 28. ALLOWABLE TREE LIST:** Simmons reported she met with Rex McDonald, City Parks Manager, to learn about City policies for trees and vegetation. She submitted copies of City vegetation rules and discussed types, placement, care responsibility, landscape rules, and handling of violations. All will be considered when rewriting this section in the covenants. Current violations in our area were also discussed.

**BOARD MEMBER RESIGNATION:** Maki said this would be his last meeting as he is moving. Board members thanked him for his hard work and service to this HOA.

There being no further business, it was Moved-Seconded (Trasmondi-Maki) to adjourn at 8:15 p.m.

Marlene Barrett, Secretary

