

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

ANNUAL MEETING MAY 23, 2023

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

Board Members Absent: None

Guests Present: 21 Homeowners

At 6:00 p.m. President Williams called the meeting to order. All motions passed unanimously unless otherwise stated.

AGENDA AND MINUTES: **Agenda:** Date correction and addition of Trees Listing Added. Moved-Seconded (Coburn-Harbach) to approve agenda as changed. Motion carried. **Minutes:** Moved-Seconded (Harbach-Coburn) to approve the minutes of the April 25, 2023 Board meeting. Motion carried. Moved-Seconded (Trasmondi-Simmons) to approve the minutes of the annual meeting on May 24, 2022. Motion carried.

TREASURER'S REPORT: Wientjes reviewed the HOA Audit Opinion and Balance Sheet. After discussion, it was Moved-Seconded (Coburn-Simmons) to approve the treasurer's report. Motion carried.

DOOR KNOCKERS: Harbach presented a sample door knocker hanger that would be placed upon a home front door. The grounds committee will use these as a reminder to homeowners of covenants/requirements/violations/complaints and information. A log will be kept. Discussion followed with homeowners present and the general consensus was that this is a good program to initiate.

DOGGIE DOO STATIONS: Discussed with homeowners an idea to install more doggie doo stations around our development as we have received several complaints of dog owners/walkers not cleaning up after their dogs. Right now the only station is in the park on Pintlar Street. Suggestions were made to install posts with attached container for the bags. Harbach suggested we ask for donations of grocery bags so we don't have to purchase any bags. He will contact the city to see if they can pick up the waste, otherwise, we can attach signs asking the dog owners to take the waste home.

BOARD MEMBER APPOINTMENTS: Two board members terms are expiring and we also have two openings for the board. After discussion, it was Moved-Seconded (Lynn Pohlman-Pam McClure) to appoint **Dave Wientjes** to another 3 year term. Motion carried. Moved-Seconded (Dave Wolstad-Pam McClure) to appoint **Bill Coburn** to another 3 year term. Motion Carried. Moved-Seconded (Dave Wolstad-Becky Berg) to appoint Nick Herman to a 3 year term. Motion carried. Moved-Seconded (Dave Wolstad-Loren Hamburger) to appoint **Dewey Berger** to fill a term expiring in two years. Motion carried.

OPEN SPACE: Williams presented and discussed a map of areas the developer would like to quick deed to the HOA. These are the areas the City would not accept. Williams has requested copies of the 6 phases of our housing development with the overlay of open space the city has accepted. We are also not sure what will happen to these areas if we do not accept them. No action taken at this time pending receipt of further information. No action will be taken without approval of the HOA.

TREE LISTING: Simmons discussed our need to update the approved tree listing in the covenants. She had been working with city to utilize their tree listing but their listing has not been updated. She also said we have a lot of dead trees in the area that need to be removed. All agreed this is needed and can be started when we are able to update our covenants.

REMINDERS: Williams reminded all in attendance that fireworks are not allowed in city limits and our area will be patrolled during the holiday weekend. Also reminded owners of campers of city ordinances that prohibit parking of campers on streets more than 24 hours. If complaints are received, they will be turned into city code enforcement.

CONCERNS FROM RESIDENTS: Discussions held on several topics brought up by homeowners - Changing our covenants to clarify short term rentals are limited to Sturgis rally dates, contractor trash, weeds, cracking sidewalks (homeowners responsibility), keeping up with home sales in area, and street lights. Williams reminded all that we have plans to appoint a vision committee to address future improvements and felt we could do this after we get control of the covenants.

At 8:15 p.m. it was Moved-Seconded (Harbach-Williams) to adjourn the annual meeting and to go into executive session with board members. Motion carried.

At 8:25 p.m. it was Moved-Seconded (Harbach-Simmons) to come out of executive session and adjourn. Motion carried.

Marlene Barrett
Secretary