

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING JULY 25, 2023

Board Members Present: Williams, Coburn, Wientjes, Barrett, Simmons (left at 7:45 p.m.), Trasmondi, Harbach, Herman, Berger

Board Members Absent: None

Guests Present: Marco Trasmondi

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

AGENDA AND MINUTES: Moved-Seconded (Wientjes-Harbach) to approve tonight's agenda and the minutes of the last meeting. Motion carried.

TREASURER'S REPORT: Wientjes presented the reports from the bookkeeper. After review, it was Moved-Seconded (Simmons-Coburn) to approve the treasurer's report. Motion carried.

DUES COLLECTIONS: Wientjes and Trasmondi met with the bookkeeper to resolve complaints we are receiving from some lot owners saying they did not get their dues invoice before receiving a notice from the collection agency. After they did some research, it looks like some of the invoices were returned by the post office as not deliverable. The issue was with two addresses being on the envelope - the address of the lot and the address where the lot owner currently resides. They requested the bookkeeper only list one address on the envelope, that being the address where the owner receives mail. Both address can be listed on the invoice. Most of these issues dealt with open lots with homes not constructed yet. Another issue is when the bookkeeper sends the unpaid dues over to collections, she is not adding the cost of collections onto the invoice, which means our HOA is not getting the whole yearly dues. This will be corrected with next year's dues invoices. The collection agency said our bookkeeper cannot collect any dues once they have been turned over to collections.

WEBSITE: Barrett and Simmons requested permission to hire Keenan Urdiales as our HOA's webmaster at a cost of \$700 for website development and \$125 per month for ongoing maintenance. After discussion, it was Moved-Seconded (Harbach-Trasmondi) to approve. Motion carried.

DOOR HANGERS: No report this month.

CAMPER PARKING: Members have noticed many violations in our area regarding camper parking. Any camper not in compliance with City code, will be turned into the City code enforcement.

CARE OF BOULEVARD AND DRAINAGE AREAS: Coburn reported Black Hills Spraying (Tom Bird) will be able to weed spray after August 1st. Also, he will request to get on his spring and fall spraying schedule.

WEED MANAGEMENT: Harbach noted he had contacted the county weed department as there are noxious weed laws to protect his property from neighboring unsprayed/uncontained properties. He stated he has thistle in his yard now because of the neighboring property, which belongs to the City.

STOP/YIELD SIGNS: Williams contacted city officials regarding our concerns with not enough stop or yield signs in our development. As he is having trouble with city officials deciding who is responsible, he also contacted our Ward 3 city council representative for her help.

OPEN SPACE: Coburn volunteered to make a GIS map, for the next meeting, so we can determine open space areas and if we want to take on these areas.

COVENANTS: After we receive needed information, we will proceed with taking over control of covenants in our HOA. Barrett will contact John Dill, an attorney who lives in our neighborhood, to request his assistance.

ITEMS FROM RESIDENTS: Marco Trasmondi is concerned there are no street lights on Power River Street. Williams will contact the city on the matter.

ITEMS FROM BOARD MEMBERS: Harbach said there are not enough cluster mailboxes and he and his neighbor were excluded. The developer set up two single non-locking mailboxes for them. He is not satisfied with that arrangement and requested a cluster mailbox. He and Williams will look into the matter.

There being no further business to come before the Board, it was Moved-Seconded (Berger-Harbach) to adjourn at 8:05 p.m.

Next board meeting is August 22, 2023.

Marlene Barrett
Secretary