

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

### **BOARD MEETING SEPTEMBER 26, 2023**

**Board Members Present:** John Williams (left at 6:50 p.m.), Bill Coburn, Dave Wientjes, Marlene Barrett, Lana Trasmondi, Joe Harbach, Dewey Berger, Nick Herman (arrived at 6:50 p.m.)

**Board Members Absent:** Joyce Simmons

**Guests Present:** Dave Kegler, Marco Trasmondi, Jon Dill

At 6:01 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 (Wientjes-Trasmondi) to approve tonight's agenda and the minutes of the last meeting. Motion carried.

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

**WEBSITE AND MEMBER REQUEST REVIEWS:** All agreed our website is working great and reviewed the requests we have received from homeowners. Most have been answered with one left to answer. The architectural committee will investigate and answer the homeowner.

**OPEN SPACE:** Williams and Harbach met with city officials and reported there has been 18.9 acres dedicated to open space, which surpasses the 10% requirement. They reported the Higgins Ditch is cared for by the Carlson Ditch (irrigation) Company. The remaining acreage that the City does not take will ultimately be left to the HOA. Board members reviewed the areas and work is ongoing.

**WEED MANAGEMENT:** Williams reported the City is abating three properties in the near future and the costs will be passed onto the lot/home owner.

**COVENANTS REVIEW:** Barrett reported the letter has been sent to the developer and registered agent informing them of the HOA's intent to assume operation of the covenants. Board members will meet over the next several months to work on rewriting the covenants. When completed by our attorney, they will be posted on our website for homeowner review. Final rewritten covenants will be presented to the membership at the annual meeting in May of next year.

**COMPLAINT AT 1817 SELWAY:** The Board has received two complaints regarding a camper, boat, and trailer parked at 1817 Selway protruding onto neighboring property. Ruts can be seen on the neighbors property where they have driven their vehicles through. Neighbors are worried about damaging their sprinkler system also. Williams and Harbach have talked to one of the vehicle owners and she assured them they would be removed in a couple weeks, which did not happen. Williams has tried to contact them again to no avail. He taped a notice on the offender's door (with copy of covenant sections) and asked them to respond. We will give them some time to answer before any further action is taken.

**COMPLAINT AT 3888 BEARTOOTH LOOP:** A complaint was heard at our last meeting regarding the appearance of front yard landscaping at the above address. Williams and Harbach looked into the matter and reported the homeowner has complied with requirements in the covenants. The homeowner said he has worked hard to finish his landscaping and

requested to leave his front yard as is. No action taken as he has complied with current requirements. If we have a problem with wood chips washing into the street after a rainstorm or if the neighboring owners can prove a reduction in their home value because of the neighbor's landscaping, then we will have to address the matter in the future.

**INSTALLATION OF AED:** Wientjes reported that several portable AED's have been installed around the city. He suggested we think about funding one in our area. Wientjes will look into the matter further.

There being no further business to come before the Board, it was Moved-Seconded (Berger-Trasmondi) to adjourn at 7:33 p.m. Motion carried.

Marlene Barrett  
Secretary