

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING JANUARY 23, 2024

Board Members Present: John Williams, Dave Wientjes, Marlene Barrett, Lana Trasmondi, Nick Herman

Board Members Absent: Bill Coburn, Joe Harbach, Dewey Berger

Guests Present: Joe Genereaux

At 6:08 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 (Trasmondi-Herman) to approve tonight's agenda and the minutes of the last meeting (September 26, 2023). Motion carried.

TREASURER'S REPORT: Wientjes presented year-end reports from our bookkeeper and the savings account. After discussion, it was Moved-Seconded (Barrett-Trasmondi) to approve the reports. Motion carried.

WEBSITE MEMBER CONTACTS REVIEW: Members discussed contacts made through our website from homeowners. All contacts have been answered with the exception of two. Members discussed the question of a twin home having one or two annual dues payment. After discussion, it was determined that any home with an address is considered to be a separate residence and each one would owe the annual dues. Another issue questioned a walking path next to their house. That issue will be put on the May (annual meeting) agenda.

OPEN SPACE: Members discussed the areas of open space that will be turned over to our HOA. Williams will contact the developer and see where we are with deed transfers.

WEEDS/MOWING: Williams suggested that we mow all open spaces that will ultimately be transferred to the HOA. He feels our homeowners would agree, as our number one complaint we receive is regarding weeds and mowing. Barrett will contact her neighbor who has expressed interest in mowing the areas.

BOARD MEMBER RESIGNATION: Members regretfully accepted the resignation of Joyce Simmons. She cited her wintering in Arizona and missing more than 3 meetings in a row. Members also discussed another board member who is frequently gone during the week with out of the area work assignments. Williams said he would see about bringing his computer to the meetings so the absent members can join the meeting through Teams (or another meeting application).

ANNUAL LETTER: Discussed letter topics. Will be prepared to send out late February or early March.

COVENANTS: Barrett reported that our suggestions for covenant revisions have been submitted to the attorney to consider when re-writing the covenants, constitution and bylaws. Barrett will discuss with our attorney and forward any comments received after taking them to the attorney.

There being no further business to come before the Board, Williams adjourned the meeting at 7:00 p.m.

Marlene Barrett
Secretary

