

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING FEBRUARY 28, 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: Jason Robbins

At 6:04 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 of the last meeting. Motion carried.

TREASURER'S REPORT: Wientjes presented the monthly reports from our bookkeeper. After discussion and recommendation from Wientjes, it was Moved-Seconded (Herman-Barrett) to move \$30,000 into the money market account and approve the reports. Motion carried.

COLLECTION AGENCY FEES: Trasmondi requested we print on the dues statements a notice of a \$35 late fee being assessed on all HOA membership dues that are not paid by April 1st and subsequently turned over to the collection agency. Wientjes will request the bookkeeper to put the notice on all unpaid dues statements and send out a second notice.

WEBSITE CONTACTS FROM MEMBERS: Barrett reported we had 9 contacts since our last meeting and all have been answered.

OPEN SPACE MOWING AND WEED CONTROL: Williams suggested we begin mowing and weed spraying of areas that are considered open space, boulevards, and the drainage areas. He said our number one complaint from homeowners concern weeds and mowing. Jason Robbins is interested in doing the mowing and was present to discuss a contract. Williams and Wientjes will meet with him to determine areas to be mowed this season. Williams reported that Tom Byrd will do the weed control in drainage areas and boulevards. Suggestions were also made to set a work day in the next few months to clean up the open areas. Will be discussed further at our next meeting and a notice will be posted on our website and announced at the annual meeting.

COVENANTS: After discussion, it was Moved-Seconded (Trasmondi-Wientjes) to hire the firm of Claggett and Dill to write the new covenants at an anticipated cost of \$3500. Motion carried. Also, it was Moved-Seconded (Herman-Wientjes) to officially document the removal of the declarant, Jason Ward, from covenant control. Motion carried. Barrett has been working with the attorney and feels we will have a rough draft in the next few weeks.

SET GARAGE SALE DAY: After discussion, it was decided to set the first annual garage sale day on June 15, 2024. Williams suggested we request each home that has a sale to accept donations to the Humane Society and Food Pantry. We ask that each home turn in their collections to Williams or Wientjes.

ANNUAL LETTER TO HOMEOWNERS: Barrett currently working on the letter and will present at next meeting.

ITEMS FROM GUESTS: None

ITEMS FROM BOARD MEMBERS: Williams suggested adding a “Do you Know” section on our website where we can inform HOA members of happenings in the area, clean up day, garage sale day, doggie doo clean up, city regulations or any other notices.

Williams also said he will set up an account through Teams, a remote meeting site, and bring his computer to our next meeting so any board members that can’t appear in person at the meeting, can participate through this app.

There being no further business to come before the Board, Williams adjourned the meeting at 7:25 p.m.

Marlene Barrett
Secretary