

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

ANNUAL MEETING MAY 22, 2024

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

Board Members Absent: Joe Harbach

GUESTS PRESENT: 40 Homeowners

At 6:03 President Williams called the meeting to order. All motions were passed unanimously unless otherwise stated.

AGENDA AND MINUTES: After review, it was Moved Seconded (Herman-Trasmondi) to approve the agenda, minutes of the last meeting and the last annual meeting. Motion carried.

TREASURER'S REPORT: Wientjes presented and reviewed the yearly balance sheet and monthly profit and loss from our bookkeeper. After discussion and review, it was Moved-Seconded (Barrett-Coburn) to approve the reports. Motion carried.

PRESIDENT'S REPORT:

Bike Trail Access: City will start in one month. Bike Trail stops at Reserve Street bridge and the City has no plans to continue through our development.

Nature Trail Path: Been put on back burner for awhile awaiting final agreement between the City and Ward Development, determination of what open space areas the City will take and what is left for the HOA. Several members will walk the area once we have been deeded the property, and determine the path.

Open Space: Presented a map to homeowners showing proposed open areas (approx. 16 acres). Discussed at length the proposed open spaces including ideas on what to put into these areas, such as a dog park, bike and play areas for kids, continuation of the bike path, an arboretum, etc. We are currently in discussion with the City on a dog park area in the area off Reserve Street bridge area. Some of the areas can have no structures because of its floodway designation. Board members are hoping some ventures can be cost shared with the City.

Mowing/Weeds: Entered into agreement with TruGreen as of Monday for weed control on Boulevards on Reserve Street, Beartooth overflow pit, and Shoshone pit. Our liability insurance doesn't cover mowing of open space areas as we do not own them yet. Code enforcement officer working well with us now on private property violations.

COVENANTS: Board members presented a draft set of new covenants for homeowner review and comment. Originals written 2007 and since much has changed over the years, the Board felt it was time to rewrite the covenants and bylaws. Board members hired an attorney to rewrite the covenants and concentrated their efforts on three main concerns: Condensing and including amendments , eliminated declarant thereby gaining control of HOA, and following city code where possible.

Discussion and ideas from several homeowners were heard.

It was Moved by Kyle Sander to adopt covenants as presented. Motion died due to lack of a second.

After lengthy discussion, it was decided to recess this annual meeting until June 26th, take written comment from the homeowners for the next two weeks, and vote at the next meeting for changes and adoption.

GARAGE SALES: We will have the first annual development wide garage sale on June 15th. Secretary will put an ad in the local newspaper.

HOA BOARD MEMBER ELECTION: Election of board members (9 members) has to be done this meeting, as our present covenants allow only one year terms for board members.

Moved-Seconded (Lee Shoup-Kyle Sander) to re-elect Nick Herman. All homeowners voting aye.

Moved-Seconded (Annette Page-Pam McClure) to re-elect Joe Harbach. All homeowners voting aye.

Moved-Seconded (Joyce Simmons-Bill Coburn) to re-elect Lana Trasmondi. All homeowners voting aye.

Moved-Seconded (Pam McClure-Joyce Simmons) to re-elect Marlene Barrett. All homeowners voting aye.

Moved-Seconded (Lynn Poulman-Joe Genereaux) to re-elect Dave Wientjes. All homeowners voting aye.

Moved-Seconded (Bill Coburn-Becky Berg) to re-elect John Williams. All homeowners voting aye.

Moved-Seconded (James Schermetzler-Anthony Morris) to elect Marco Trasmondi. All homeowners, except one, voting aye.

Moved-Seconded (John Williams-Marlene Barrett) to elect Jake Kruse. All homeowners voting aye.

With one position remaining, two nominations were made:

Moved-Seconded (John Williams-Nick Herman) for Dewey Berger.

Moved-Seconded (Nick Herman-Dave Wientjes) for Joe Genereaux.

Show of hands tallied resulted in Joe Genereaux being elected.

RECESS: At 7:53 p.m. it was Moved-Seconded (Trasmondi-Coburn) to recess the meeting until June 26, 2024. Motion carried.

Marlene Barrett
Secretary