

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING June 26, 2024

Board Members Present: John Williams, Joe Harbach, Dave Wientjes, Marlene Barrett, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Nick Herman

Board Members Absent: Jake Kruse

Guests Present: 13 Homeowners

At 7:33 p.m. Williams called the meeting to order. All motions were passed unanimously unless otherwise stated.

ELECTION OF OFFICERS

President: Moved-Seconded (Lana Trasmondi - Marco Trasmondi) to elect John Williams. Motion carried.

Vice-President: Moved-Seconded (Dave Wientjes - Marlene Barrett) to elect Joe Harbach. Aye votes 5. Marco Trasmondi voted nay. Lana Trasmondi abstained. Motion carried.

Treasurer: Moved-Seconded (Marlene Barrett - Joe Harbach) to elect Dave Wientjes. Motion carried.

Secretary: Moved-Seconded (Lana Trasmondi - Joe Harbach) to elect Marlene Barrett. Motion carried.

Members at Large: Moved-Seconded (Marlene Barrett - John Williams) to elect Lana Trasmondi, Joe Genereaux, Marco Trasmondi, Nick Herman, and Jake Kruse as members at large. Motion carried.

TREASURER'S REPORT: Wientjes reviewed the balance sheet and profit and loss report. After discussion, it was Moved-Seconded (Genereaux-M. Trasmondi) to approve. Motion carried.

ITEMS FROM RESIDENTS: Beartooth sign repair - Williams answered he and M. Trasmondi are currently repairing the sign to keep it the brown color and small size that is currently throughout our development. If the city repairs the sign it will be green colored and the same size as other signs throughout the City.

Dues for apartments - heard from a homeowner that we consider charging the apartments more than the \$100 (for the whole building) currently being charged. She proposed a 3 to 1 ratio or 5 to 1. Board will ask attorney to review.

There being no further business to come before the board, Williams adjourned the meeting at 7:50 p.m. Next board meeting is July 24, 2024.

Marlene Barrett
Secretary

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

ANNUAL MEETING CONTINUATION JUNE 26, 2024 (recessed May 22, 2024)

Board Members Present: John Williams, Joe Harbach, Dave Wientjes, Marlene Barrett, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Nick Herman

Board Members Absent: Jake Kruse

Guests Present: 13 Homeowners

At 6:01 p.m. Williams re-called the meeting to order. All motions were passed unanimously unless otherwise stated.

COVENANTS: Continued discussion on draft covenants. Members reviewed written comments from homeowners and also heard comments and concerns at this meeting. Several changes will be included in the final - those being:

- Attorney review of legal description for correctness

- Section 5.4 Signs - Attorney review for use of city code and keeping the 9' square foot maximum and add that the HOA can put up signs.

- Section 5.7 Fuel Storage - Delete and refer to city code? Have attorney review.

- Section 10.2 Building Height - change to a maximum of 35 feet vertical height per city code.

- Section 10.10 Sheds - Refer to City code but keep the sentence - The color of the shed shall match the house color.

After lengthy discussion, it was Moved-Seconded (Kelvin Lower - Joe Genereaux) to approve and adopt the revised covenants with attorney review. All members voting aye. Motion carried.

There being no further business in the annual meeting, Williams adjourned the meeting at 7:32 p.m.

Marlene Barrett
Secretary