

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

### **BOARD MEETING July 24, 2024**

**Board Members Present:** John Williams, Joe Harbach, Marlene Barrett, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Jake Kruse

**Board Members Absent:** Nick Herman, Dave Wientjes

**Guests Present:** 6 Homeowners

At 6:00 p.m. President John Williams called the meeting to order. All motions were passed unanimously unless otherwise stated.

**AGENDA AND MINUTES:** After review, it was Moved-Seconded (Lana Trasmondi - Jake Kruse) to approve tonight's agenda and the minutes of the recessed annual meeting continued on June 26, 2024. Motion carried.

After review, it was Moved-Seconded (Joe Genereaux - Joe Harbach) to approve the minutes of June 26, 2024 regular board meeting. Motion carried.

**TREASURER'S REPORT:** In the absence of Treasurer Dave Wientjes, Secretary Marlene Barrett presented the monthly treasurer's report from our bookkeeper. After review and discussion, it was Moved-Seconded (Jake Kruse - Lana Trasmondi) to approve the report. Motion carried.

**BOARD MEMBER RESIGNATION AND APPOINTMENT OF NEW MEMBER:** John Williams reported that Nick Herman has resigned from the Board. After discussion, it was Moved-Seconded (Marco Trasmondi - Lana Trasmondi) to appoint Anthony Morris to fill the term. Motion carried.

**COMMITTEE APPOINTMENTS:** After discussion, it was Moved-Seconded (Jake Kruse - Joe Genereaux) to make the following appointments for the next year. Motion carried.

**Architectural Review Committee:** John Williams, Chair; Jake Kruse; Lana Trasmondi; and Anthony Morris.

**Grounds Committee:** Joe Harbach, Chair; Dave Wientjes; Marco Trasmondi; and Joe Genereaux.

**OPEN SPACE DEEDS:** Board members appointed and authorized John Williams, Joe Harbach, and Jake Kruse to meet with city officials and also meet with developer Ward to discuss and finalize open space areas so we can determine what we can do with these areas. They will report their finding at our next meeting.

**REVIEW AND REWRITE BYLAWS:** Board members discussed the bylaws rewrite suggestions and decided to change the following: Change the principal office location to our PO Box number with the street address to be that of Black Hills Bookkeeping. Change Section 2. (c) (3) remove reference to liens against properties and replace with turning over to a collection agency. Change Article IV. Section 3. Term: to three years terms instead of one year terms. Change Article VI. Books and Records to list our website as a keeper of records and papers of the association. Change Article VIII. Amendments: Any future changes made to the bylaws or covenants shall have three readings at the following three meetings before adoption at the third meeting. Secretary Marlene Barrett will forward these changes to our attorney.

**WEBSITE CONTACTS FROM HOMEOWNERS:** Members reviewed the contacts we have received from homeowners and responses we made back to them over the past several months.

**ITEMS FROM HOMEOWNERS:** None

**ITEMS FROM BOARD MEMBERS:** Joe Harbach questioned our contract with TruGreen for weed spraying. Spraying has only been done once. Williams said we contracted for three different applications in three areas. Harbach will look into the matter.

There being no further business to come before the Board, it was Moved-Seconded (Lana Trasmondi - Jake Kruse) to adjourn at 7:40 p.m. Next board meeting is August 28, 2024.

Marlene Barrett  
Secretary