

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING August 28, 2024

Board Members Present: Joe Harbach, Marlene Barrett, Dave Wientjes, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Anthony Morris

Board Members Absent: John Williams, Jake Kruse

Guests Present: 3 Homeowners

At 6:00 p.m. Vice-President Joe Harbach called the meeting to order. All motions were passed unanimously unless otherwise stated.

AGENDA AND MINUTES: After review, it was Moved-Seconded (Dave Wientjes - Lana Trasmondi) to approve tonight's agenda and the minutes of July 24, 2024 meeting. Motion carried.

TREASURER'S REPORT: Treasurer Dave Wientjes presented the balance sheet, profit and loss record, and the list of unpaid HOA dues. After review, it was Moved-Seconded (Marlene Barrett - Anthony Morris) to approve. Motion carried.

OPEN SPACE DEEDS: Joe Harbach reported that he, John Williams, and the developer Jason Ward met to discuss open space areas and requirements. They also went and met with City personnel regarding the same. Harbach presented a map showing the different areas to be considered as open space.

Parcel #1: Small parcel identified as Lot 42 Block 16 currently being used as an access driveway (off Russell Street)

After discussion, it was Moved-Seconded (Marlene Barrett - Dave Wientjes) to refuse this parcel as open space and not authorize signing of any deed because it is a driveway for four residences personally maintained by the homeowners. Motion carried.

Note: City does not maintain as a street because it does not meet requirements for snow plowing.

Parcel #2: Small parcel identified as Lot 6 Block 16 currently being used as a rear access to the apartments in front of the development

After discussion, it was Moved-Seconded (Lana Trasmondi - Anthony Morris) to refuse this parcel as open space and not authorize signing of any deed because it is used by the apartments as a street access to the rear of the apartments. Motion carried.

Note: Board members felt it should be the responsibility of the apartment owners or City for ownership and maintenance.

Parcel #3: Small parcel identified as Lot 33R Block 7 (off Reserve Street)

After discussion, it was Moved-Seconded (Anthony Morris - Marco Trasmondi) to accept this parcel as open space and authorize the HOA President to sign deed. Motion carried.

Note: This parcel is 15' wide and currently has a sidewalk. By taking this parcel it ensures access to all residents.

Parcel #4: Two parcels bordering Old Belle Road and the back of Ward Street

After discussion, it was Moved-Seconded (Anthony Morris - Marco Trasmondi) to accept these parcels, both being .5 acre each, as open space and authorize the HOA President to sign deeds. Motion carried.

Note: These parcels border the front of the development and rear of Ward Street down to Pintlar Street.

Parcel #5: Two parcels, one being .8 acre bordering north side of the development behind Shoshone Street, and the other being 9.1 acres all along the rear of the development inclusive of the Higgins Creek area

After discussion, it was Moved-Seconded (Lana Trasmondi - Dave Wientjes) to accept these parcels as open space and authorize the HOA President to sign deeds. Motion carried.

Note: These areas are identified to be used for a future nature trail. The .9 acre parcel is power line easement and will allow access to the nature trail.

Parcel #6: Small parcel on Bozeman Street, .4 acre

After discussion, it was Moved-Seconded (Marco Trasmondi - Joe Genereaux) to accept property and authorize the HOA President to sign deed. Aye - 6 Nay - 1 (Marlene Barrett). Motion carried.

Note: Property is a drainage overflow area.

Joe Harbach noted there are two other parcels that are still currently being discussed and will probably need board action in the future.

BYLAWS REWRITE: Marlene Barrett reported there are a few changes suggested by our attorney. He suggested we provide for a staggered system to start with when electing board members to allow for continuity, and suggested we keep the section allowing for on-site examination of documents.

Joe Harbach proposed an addition that would require all board members to be property owners in the Reserve requiring their names to be on the property deed. Board members approved to send to attorney for proper wording. Guests present also felt that it was a good idea to have it in the bylaws.

After discussion and review, it was Moved-Seconded (Dave Wientjes - Joe Genereaux) to accept and approve the suggested changes and adopt the new bylaws. Motion carried.

Note: Attorney will prepare final documents for city approval and county filing.

WEBSITE CONTACTS FROM HOMEOWNERS: Members reviewed the contacts we have received over the past month and responses made back to them. In the future, the President and Vice-President will respond to all contacts to ensure all concerns are answered.

WEED SPRAYING: Members discussed current weed spraying that has been done by our contractor and other concerns about where and how often we spray. All agreed that we will have to spray more areas currently identified as open spaces in the future.

ITEMS FROM HOMEOWNERS: Vern Moseley and Amber Lawler discussed problems with weeds, dogs, and speeding vehicles. Board members agreed we have many complaints regarding dogs, especially dogs allowed to run and excessive barking. Members urged residents to contact the City Code Enforcement Officer. Board members have also contacted the City with resident's concerns. Joe Harbach will contact the enforcement officer for assistance and clarification.

There being no further business to come before the Board, it was Moved-Seconded (Lana Trasmondi - Anthony Morris) to adjourn at 8:07 p.m.

Next board meeting is September 25, 2024.

Marlene Barrett
Secretary

Proposed Open Space in Yellow




Covenants

PLATTED & FUTURE LOTS

WARD DEVELOPMENT

FEBRUARY 2, 2017

- Lot 42 B1K 16 Access Area
- Lot 6 B1K 16 Access Area
- Lot 83 B1K 7 - Sidewalk Area
- Lot 95 B1K 8 - Drainage Area
- Lot 20 B1K 10 - Retention Area
- 20' Park Area on North Boundary
- * Higgins Drainage

-  PLATTED LOTS
-  FUTURE LOTS
-  FLOOD PLAIN ZONE AE (EFFECTIVE)



