

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING September 25, 2024

Board Members Present: Joe Harbach, Dave Wientjes, Marlene Barrett, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Anthony Morris, Jake Kruse (arrived at 6:45 p.m.)

Board Members Absent: John Williams

Guests Present: One Homeowner

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-Anthony Morris) to approve tonight's agenda and the minutes of August 28, 2024. Motion carried.

TREASURER'S REPORT: Treasurer Dave Wientjes presented the balance sheet, profit and loss record, and the list of unpaid HOA dues. Members noted there are only nine unpaid dues accounts and sending the unpaid dues accounts to collections is working. After review, it was Moved-Seconded (Anthony Morris-Joe Genereaux) to approve. Motion carried.

OPEN SPACE UPDATE: Joe Harbach reported on a meeting with City officials regarding open space designations. The City will recommend a replat of the two small parcels we declined to accept (noted as Parcel 1 and Parcel 2 in last month's minutes) so they can be incorporated into neighboring parcels. He discussed the lot known as the Shoshone pit and recommended we take this as open space. He said the City is agreeable with our HOA removing the rocks and trees, adding topsoil, and grass seeding the area. All has to be done without changing the grade. 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.

Joe Harbach noted they are still working on the Bozeman-Shoshone walking path trail between two houses.

VARIANCES FOR PROPERTIES BORDERING APARTMENTS: Marco Trasmondi reported he had met with several owners of the seven properties bordering the apartments. (Two of the property owners came to the last meeting to discuss issues with overgrown weeds, garbage from apartment dumpsters blowing into their yards, and dogs running at large from the apartments.) He said the bordering properties are 1908 Russell, 1833 Reserve, 3809 Ward, 3817 Ward, 3825 Ward, 3841 Ward, and 3833 Ward. He recommended we allow privacy fence variances to give them the option of installing privacy fences along their back property boundary to give them the opportunity to protect themselves. Jake Kruse recommended we look at greenscape options instead of fences and suggested we contact the apartment owners to request they install a green barrier with trees and bushes, keeping proper drainage. Amber Lawler, owner of 3817 Ward, presented some opinions she had received from potential buyers of her home, saying the apartments were affecting the sale of her home. Joe Harbach requested Marco Trasmondi work on verbage, and recommendations for fence heights, materials etc. and report at our next meeting.

ITEMS FROM HOMEOWNERS: Discussed under variances.

ITEMS FROM BOARD MEMBERS:

Bylaw Change: Marlene Barrett requested clarification on the bylaw addition that a board member must be a property owner with name appearing on the deed. She asked if it was for the officers or all board members.

Lana Trasmondi noted her objection to this bylaw change.

After discussion, the majority of the board supported, as previously noted in last month's minutes, this change applies to all board members. Barrett will contact attorney to get bylaws completed.

New Home Landscaping: Marco Trasmondi discussed landscaping that has not been completed on homes, some as long as two years. He recommended we enforce the rules, give warnings, complete the work if not done so by the homeowner charging the homeowner with the costs and turning them over to collections if left unpaid. After discussion, it was decided to put this on next month's agenda.

Bike Path Update: Jake Kruse gave a progress update on the City bike trail. All concrete has been poured except for the retaining wall extension under the I-90 bridge. Estimated completion is October 15th.

There being no further business to come before the Board, the meeting was adjourned at 7:27 p.m.

Marlene Barrett
Secretary