

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING October 23, 2024

Board Members Present: John Williams (6:10 p.m. by phone), Joe Harbach, Dave Wientjes, Marlene Barrett, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Jake Kruse, Anthony Morris

Board Members Absent: None

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: Marco Trasmondi asked to remove the item from the agenda regarding privacy fencing options for homes along Ward Street that border the apartments. After discussion, it was Moved-Seconded (Dave Wientjes-Marco Trasmondi) to approve tonight's agenda with the removal of the privacy fencing item. Motion carried. After review of last month's minutes, it was Moved-Seconded (Dave Wientjes-Marco Trasmondi) to approve the minutes of September 25, 2024. Motion carried.

TREASURER'S REPORT: Treasurer Dave Wientjes presented the balance sheet and profit and loss record from our bookkeeper. After review, it was Moved-Seconded (Jake Kruse-Marco Trasmondi) to approve. Motion carried.

OPEN SPACE UPDATE: Joe Harbach reported that survey markers are in place in preparation for platting.

2025 ANNUAL DUES AND LETTER TO HOMEOWNERS: Discussion on raising the annual dues amount in preparation of projects we would like to do next year. Also discussed new rates for apartments and commercial properties. Moved-Seconded (Anthony Morris-Jake Kruse) to leave the rates the same for 2025 and present a proposal to the homeowners at the annual meeting next year to raise annual dues. Motion carried.

NEW HOME LANDSCAPING AND WEED CONTROL: Grounds committee members discussed undone/unfinished home landscaping. As we have several homes in violation of the covenants, they recommended contact with the homeowners, personally and by letter, to get their finishing plans. Homeowners will need to present a written plan of action to insure they are in compliance. Suggestion was made to include this matter in our annual letter to homeowners and also to include as one of our priorities being weed control in yards including boulevards in front of their property. Joe Harbach has reached out to a landscaping contractor for a quote on mowing and weed control of open spaces.

WEBSITE CONTACTS: Two contacts and both have been answered.

NEW COVENANTS AND BYLAWS: Waiting for a signature. When completed, they will be posted on website.

ITEMS FROM GUESTS/RESIDENTS: None

ITEMS FROM BOARD MEMBERS: Grounds committee members discussed sending a letter to current owners of the duplexes regarding landscaping and general care of areas between

the rear of the duplexes and homes. Committee members will draft a letter for consideration at our next meeting.

There being no further business to come before the board, it was Moved-Seconded (Jake Kruse - Joe Genereaux to adjourn at 7:25 p.m. Motion carried.

Marlene Barrett
Secretary