

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING January 29, 2025

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

Board Members Absent: None

Guests Present: Two 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 (Dave Wientjes - Jake Kruse) to approve tonight's agenda and the minutes of the last meeting October 23, 2024. Motion carried.

TREASURER'S REPORT: Treasurer Dave Wientjes presented the year end reports, those being the balance sheet, profit and loss record, and statement of dues outstanding. Lana Trasmondi discussed errors made by the bookkeeper in sending dues notices to the previous owner on several properties. When those dues are not paid and sent to Collections, there is a problem especially when the new owner has not received notice. Dave will discuss the matter with the bookkeeper and report at next meeting. After discussion, it was Moved-Seconded (Lana Trasmondi - Marco Trasmondi) to approve. Motion carried.

OPEN SPACE UPDATE: John Williams reported he had been contacted by the City Flood Plain Administrator with violations on the open space properties. He will meet with them to determine who currently owns what parcels as there are discrepancies with the developer. He stated the walking path will now have to go on the east side of the creek as the lot lines to parcels that border the creek on the west side were taken up to the rim of the ditch. He also stated that two pins need to be moved before final deeds are done. This item will be reviewed at the next meeting after he meets with city officials.

LANDSCAPING/MOWING CONTRACT: Dave Wientjes presented a proposed landscaping/mowing contract for 2025. After several contractors had been contacted, they received one proposal for consideration. After lengthy discussion, it was Moved-Seconded (Joe Harbach - Marlene Barrett) to accept and authorize the President to sign the contract with Aspen Ridge Landscaping only upon completion of deeds for open space properties. Aye 6 Nay 2. Motion Carried.

Moved-Seconded (Jake Kruse - Anthony Morris) to allow Jake to get a second competitive bid to review at our next meeting for comparison. Aye 5 Nay 3. Motion carried.

LETTER TO OWNER OF DUPLEX UNITS: Jake Kruse will draft a letter to the owner of the duplex units that border homes on Ward Street about installing/planting natural barriers because of the garbage and unsightly areas between the duplexes and homes.

BIKE/WALKING PATH: John Williams will request the city install leash law signs on the new walking path coming into our development.

TREE LIST: Marlene Barrett presented the approved tree list from the City that will be appended to our covenants.

There being no further business to come before the board, it was Moved-Seconded (Anthony Morris - Joe Genereaux) to adjourn at 7:45 p.m. Motion carried.

Marlene Barrett
Secretary