

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

### **BOARD MEETING February 26, 2025**

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

**Board Members Absent:** Jake Kruse

**Guests Present:** Lynn Poulman, Deborah Barmer, Vern Mosley

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 ( Anthony Morris -Joe Genereaux) to approve tonight's agenda and the minutes of the last meeting. Motion carried.

**TREASURER'S REPORT:** Treasurer Dave Wientjes presented the January 2025 reports received from our bookkeeper. Wientjes reported we have a CD coming up for renewal. Moved-Seconded (Joe Genereaux - Joe Harbach) to approve renewing for one year. Motion carried.

After review, it was Moved-Seconded (Marlene Barrett - Joe Genereaux) to approve the report. Motion carried.

**OPEN SPACE AND PROPERTY PURCHASE:** John Williams informed the members that all of the open space properties were quit claim deeded to the HOA from the developer in January. He stated that some of them should not be owned by us as one parcel is a driveway and another one is the drainage area behind Pintlar Street that should be City owned. John Williams, Joe Harbach and Marco Trasmondi will meet with city officials and our attorney. Williams also discussed an area across Higgins Creek the developer would like the HOA to purchase. No action taken.

**WEBSITE SITE CONTACTS:** Reviewed contacts received over the last month. All have been answered.

**CONTACTS/LETTERS TO OWNERS OF PROPERTIES REGARDING LANDSCAPING AND GARBAGE:** Grounds committee members discussed how to address the issues and complaints received regarding uncompleted (or lack of) landscaping, weeds, mowing, and garbage complaints. Williams authorized Wientjes to generate a letter to owners of each explaining the problem and the process - Step 1 is first notice, Step 2 is second notice, Step 3 is final notification, and Step 4 is remediation. The HOA can also file complaints with the City Code Enforcement. Marco Trasmondi will get the list of properties that need attention. At our last meeting, Jake Kruse was given until this meeting, to look for another bid for landscaping and mowing services for 2025. As he is not here and thusly did not present another bid, it was decided to continue with the contract with Aspen Ridge as approved at our last meeting.

**ITEMS FROM HOMEOWNERS:** Vern Mosley, resident of Reserve Street, discussed the continued garbage issues with the apartments/townhouses. Garbage is always blowing into his yard. John Williams will discuss the garbage issue with city officials. Board members also asked Mr. Mosley to file a complaint with city code enforcement.

**ITEMS FROM BOARD MEMBERS:** Lana Trasmondi discussed the continued problem of dog poop along sidewalks and owners not taking care of their animals. She was asked to contact and discuss the problem with city public works office and request their assistance.

There being no further business to come before the Board, Williams adjourned the meeting at 8:10 p.m.

Marlene Barrett  
Secretary