

THE RESERVE ON HIGGINS CREEK HOMEOWNERS ASSN

BOARD MEETING March 26, 2025

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

Board Members Absent: None

Guests Present: 5 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 (Anthony Morris - Lana Trasmondi) to approve tonight's agenda and the minutes of the last meeting. Motion carried.

TREASURER'S REPORT: Treasurer Dave Wientjes presented the February 2025 reports received from the bookkeeper. After review, it was Moved-Seconded (Anthony Morris - Jake Kruse) to approve the report. Wientjes discussed the fee that should be added to unpaid dues that are sent to collection. After discussion, it was Moved-Seconded (Lana Trasmondi - Jake Kruse) to charge a total of \$155 to unpaid dues accounts that are sent to collections as this amount will insure the HOA receives \$100 dues and the rest will pay fees charged by the collection agency. Motion carried.

LANDSCAPING CONTRACT WORK UPDATE: Joe Harbach reported the rock, tree, and weed removal has been completed in the Bozeman and Shoshone drainage pit areas. Both pits were hydroseeded yesterday in anticipation of receiving moisture this weekend. Board members thanked Harbach for his hard work in getting this project done. Moved-Seconded (Jake Kruse - Anthony Morris) to reimburse Joe Harbach for expenses he incurred to repair the broken drains in the Shoshone pit and temporary fencing. Motion carried. Moved-Seconded (Jake Kruse - Anthony Morris) to purchase signs asking people to stay off the pits to protect the hydroseeding. Motion carried. After discussion, it was Moved-Seconded (Anthony Morris - Jake Kruse) to also authorize for the removal of dead bushes/trees/grass/weeds in the boulevards on Russell and Reserve streets. Motion carried. Grounds committee members will discuss with the landscaping contractor to develop a plan and get pricing. They will also discuss a new sign and installation in one of the boulevards regarding a covenant controlled community. Suggestions were made to put up a bulletin board on the back side of the sign.

NATURE TRAIL UPDATE: Joe Harbach reported preliminary areas have been mowed for the nature trail walking path. He suggested getting signage for the trail and also for the retention pond. We can set the final path in the future if any of the path has to be moved. In the past, the trail was behind homes on Bozeman and Powder River streets. We can't continue in those areas as the developer deeded the boundaries of those lots up to the creek edge so that part of the path had to be moved across the creek. Marco Trasmondi suggested spraying for ticks but members felt it was too early in the season to spray for ticks or weeds. Consideration can come at a future meeting. Members discussed the pros and cons of a third entrance into the trail through the Bozeman pit. This would require signage.

OPEN SPACE UPDATE AND DEEDS: John Williams presented and discussed the properties quit claim deeded to the HOA from the developer. He explained Lot 42 is a driveway and city plats say this area is homeowners responsibility. Lot 6 is the alleyway behind the duplexes. He

will discuss these with the bordering homes and also with our attorney to see how we deed them to the adjacent property owners. He also discussed the area behind Higgins Creek the developer has offered to sell to the HOA (almost 7 acres). After discussion, it was Moved-Seconded (Anthony Morris - March Trasmondi) to allow Williams to negotiate a price with developer for a final vote at the annual meeting. Motion carried.

LETTERS TO OWNERS OF COMPLEXES, BUSINESSES, AND HOMEOWNERS

REGARDING UNDONE LANDSCAPING: Dave Wientjes reported 16 letters have gone out. Will add to the next meeting agenda to discuss responses.

CONFLICTS OF INTEREST: Marlene Barrett suggested we add a conflict of interest section on each agenda. Possible conflicts between the private interests and the official responsibility of a person in a position of trust should be noted. Board members can declare any possible personal or business conflicts they may have when discussing or acting on a topic, and therefore not vote on any of those matters. She will add this section to each agenda.

WEBSITE CONTACTS: One was received thanking board members for their hard work.

MISTAKE/CORRECTION TO BYLAWS: Marlene Barrett told board members a mistake was made in the bylaws stating only titled property owners in the HOA may be officers (president, vice-president, treasurer, secretary). It should have stated all board members should be titled property owners (including members at large) as was approved and noted in the August and September 2024 minutes. After discussion, it was decided John Williams will discuss with our attorney to determine a correction or amendment.

ITEMS FROM RESIDENTS: Discussed the continued problem with **overflowing trash** from the duplexes and apartments with neighboring homeowners. Homeowners were asked to provide written complaint letters to provide a paper trail when we formally contact the complex owners.

ITEMS FROM BOARD MEMBERS: Marlene Barrett discussed the **community board** we want on our website. She will contact the webmaster with clarification of the Board's vision, who has editing powers, etc. Members will need to create an account to use this section. After discussion, it was Moved-Seconded (Anthony Morris - Jake Kruse) to appoint the Board Secretary with editing powers for posts on the website. Motion carried. John Williams suggested we spend our next meeting determining the **agenda for annual meeting in May**.

There being no further business to come before the Board, it was Moved-Seconded (Lana Trasmondi - Dave Wientjes) to adjourn at 8:30 p.m.

Marlene Barrett
Secretary

