

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

### **BOARD MEETING April 30, 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/Homeowners Present:** 4 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 - Joe Genereaux) to approve tonight's agenda and the minutes of the last meeting. Motion carried.

**TREASURER'S REPORT:** Treasurer Dave Wientjes reviewed the March reports received from the bookkeeper. After review, it was Moved-Seconded (Jake Kruse - Anthony Morris) to approve the report. Motion carried.

**LANDSCAPING ISSUE LETTERS UPDATE:** Dave Wientjes reported he has received four letters and Marco Trasmondi reported he has received several responses regarding letters sent to homeowners who have not completed landscaping. Board members discussed the responses and felt we are moving in the right direction. Our landscaper will be contacted to review a commercial property.

**DIRTBIKES ON POWERLINE TRAIL:** We have received several complaints regarding dirt bikes on the HOA property under the power lines behind Shoshone Street. Board members discussed and decided that we need to #1 Repair Fence and #2 Post Signage. Trespass questions will be discussed with our attorney. Anthony Morris reported we may have issues with our insurance company if we do not do anything about the dirt bike usage. Noise concerns fall under City code.

**TOPICS FOR ANNUAL MEETING:** After discussion, we will present for following topics for discussion with homeowners:

1. Agenda/Minutes - last year's annual meeting minutes and this month's board meeting minutes.
2. Treasurer's Report
3. Accomplishments Since Last Annual Meeting
4. Future Projects - Walking Path, Ward Property, Community Board
5. Yearly Dues - Proposing \$100 for all Homes, All Apartments at \$50 per Apartment, Commercial Properties at \$250
6. Draft Procedures for Amending Covenants/Bylaws
7. Discussion Topics from Homeowners
8. Election of Nine Board Members
9. Set Annual Yard Sale Date
10. Dog Feces Problems/Complaints

**WEBSITE CONTACTS REVIEWS:** All were discussed and have been answered.

**ITEMS/ISSUES FROM RESIDENTS:** Received a comment from Deb Barmer regarding signs/posters being taped to mailboxes. All agreed they should be removed and asked homeowners

to take them down as needed. Also discussed placement of a community board and possible sites for installation.

Received a formal letter of complaint from Vern Mosley regarding the garbage issue with the condos. After discussion, it was decided Jake Kruse and the grounds committee members will compose a letter to the condo owners and send certified mail. Jake asked for copies of all complaints we have received.

**ITEMS FROM BOARD MEMBERS:** Jake Kruse said there is a dog feces issue on the open lot by the storage garages. Residents (especially from the apartments) are letting their dog off leash to use the open lot as a bathroom. The people doing the mowing are having issues because of the large amount of feces causing problems with the lawnmowers. Issue will be discussed with residents at the annual meeting.

There being no further business, President Williams adjourned the meeting at 8:15 p.m.

Marlene Barrett  
Secretary