

Annual Meeting May 28, 2025

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

Board Members Absent: none

Guests Present: 24 Homeowners

John Williams called the meeting to order at 6:03 p.m. All motions passed by members present unanimously unless otherwise stated.

Agenda/Minutes: The agenda and minutes from the last annual meeting (May/June 2024) was distributed and reviewed. Kelvin Lauer moved to approve the agenda and minutes as presented, seconded by Karen Ochoa. Motion carried (MC)

Treasurers Report: Treasurer, Dave Wientjes, presented the current Balance Sheet and Profit and Loss Statement as of April 2025. Deborah Barmer moved to approve the treasurer's report as presented, seconded by Todd Albertson. MC

President Report:

1. Accomplishments Since Last Meeting: Completion of the bike path. Members expressed concern with the entrance to the bike path. Entrance requires bikers to use neighboring driveways or the rocky parkway making it unsafe. Bikers often make U-turns unsafely in the middle of a street. Lynn Pohlman moved to ask the city to address safety concerns with bike path entrance on Russell St., seconded by Jake Kruse. MC
2. Future Projects: Members discussed extending the bike path across the Reserve development to current city property, which is identified as the best location for another park.
3. Yearly Dues: Board members proposed \$100 for all Homes, \$50 for apartments, and \$250 for commercial properties. Kelvin Lauer moved to approve the proposed rates, seconded by Todd Albertson. MC
4. Draft Procedures for Amending Covenants/Bylaws: Draft procedures for amending covenants and Bylaws were distributed and reviewed. The attorney, Jon Dill, stated before we vote on a specific procedure members must vote to have a procedure. Motion carried to adopt a procedure. Discussion ensued to specifics on draft policy. Deborah Barmer recommended we add a statement that procedures are only necessary for changes made outside the annual meeting. Such change was agreed upon by members present and draft policy was amended. Jake Kruse moved to adopt draft procedures as amended, seconded by Marco Trasmondi. MC
5. Discussion Topics from Homeowners:
 - a. Cluster Mailbox: Homeowner mentioned issues with cluster mailbox locks jamming and paint peeling. Marco Trasmondi recommended using a local locksmith and he will investigate the matter.
 - b. Landscaping: Liz Mueller inquired on the status of landscaping compliance. Board members stated homeowner feedback is mostly positive with many submitting plans for landscaping. The process is continuing to move forward.

The Reserve on Higgins Creak Homeowners Association

- c. Sidewalk damage: Liz Mueller reported sidewalk damage on Russell St. near the bridge. Board members noted that large landscaping equipment recently carried heavy boulders across the sidewalk to a nearby property. Marco Trasmondi will investigate the matter.
- 6. Annual Yard Sale Date: June 28, 2025, is the date set for the annual yard sale. Members discussed setting the date on the same day as the Sandstone Hills yard sale for future years.
- 7. Dog Feces Problem/ Complaints: John Williams stated that the city has placed several new doggie waste disposal stations around the development. Jake Kruse stated he discussed the issue with the city, and they recommended videoing the event if a problem persists and submit a complaint with the city. This could result in a fine for negligent owners.
- 8. Election of new Board Members:

Moved-Seconded (Gina Trasmondi, Todd Albertson) to reelect Jace Kruse. MC
Moved-Seconded (Marco Trasmondi, Vern Mosley) to reelect John Williams. MC
Moved-Seconded (Hans Messick, Jake Kruse) to reelect Marco Trasmondi. MC
Moved-Seconded (Alicia Dexheimer, Anthony Morris) to reelect Lana Trasmondi. MC
Moved-Seconded (John Williams, Lana Trasmondi) to reelect Joe Genereaux. MC
Moved-Seconded (Jake Kruse, Marco Trasmondi) to reelect Anthony Morris. MC
Moved-Seconded (Gina Trasmondi, Marco Trasmondi) to elect Hans Messick. MC
Moved-Seconded (Marlene Barrett, Marco Trasmondi) to elect Karen Ochoa. MC
Moved-Seconded (Marlene Barrett, Jake Kruse) to elect Phil Reppert. MC

Recess: At 8:45 p.m. it was moved seconded (Jon Dill, Marco Trasmondi) MC