

## **BOARD MEETING MINUTES July 30, 2025**

**Board Members Present:** Karen Ochoa, Jake Kruse, John Williams, Joe Genereaux, Tony Morris, Phil Reppert, Hans Messick

**Board Members Absent:** Marco Trasmondi, Lana Trasmondi

**Guests Present:** 3 Homeowners

Meeting called to order at: 6:00 p.m.

**Conflicts of Interest:** None

**Agenda and Minutes Review /Approval:**

The meeting agenda and June meeting minutes were distributed and reviewed. Tony requested to add prior action items to the agenda. Tony moved to approve the agenda/minutes with changes, seconded by Hans.

**Prior Action Items:**

See attachment

**Treasurer's Report Review/Approval:**

Tony provided members with a list of fourteen homeowners in default for paying HOA dues. All homeowners received certified letters stating the HOA is sending all default payments to the collection agency. Credit reports should reflect the late payments.

Tony is still trying to get a copy of the landscaping contract from Aspen Ridge.

Tony presented the June 2025 financial reports received by the bookkeeper. Reports show only expenses at this time. He confirmed the negative balance on the accounts receivable reflects prepaid dues.

Phil moved to approve the reports as presented, seconded by Jake. MC

**Ground Committee Updates:**

John will contact Aspen Ridge to get the drainage pit on Bozeman Court mowed.

DAC properties LLC isn't maintaining their property drainage ditch which is currently full of weeds.

Per HOA covenant 5.3 signage on post office cluster mailboxes is not allowed. The grounds crew will remove flyers posted on mailboxes once a month.

Several cluster mailbox units have damaged locks and need paint touch ups. John will speak to the Post Office regarding locks. The cluster mailbox unit on Bozeman Court does not have enough boxes for all lots. John is looking into purchasing a larger unit.

Recently placed property stakes were removed from the north property lines near Pintlar Avenue. May need to re survey and place flexible poles that will bounce back when driven over. HOA property must be clearly marked for insurance liability. Marco will investigate signage and poles. Joe Harbach offered to assist if needed.

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### **Architectural Committee Updates:**

Since the new Commons apartment owners are currently making changes to the property the letter addressing weed abatement and trash concerns is on temporary hold. Suggest additional garbage receptacles.

Jake is working with the City of Spearfish (City) to discuss the bike path entrance. The entrance needs to be ADA compliant and may require additional crosswalks in the area.

The City is directly overseeing the Gravel Gods sidewalk repair due to engineering concerns.

### **Items from Guests/Residents:**

A homeowner stated that she noticed drivers speeding around bus stops and recommended signage. Jake will discuss with the City to post signs for bus stops. Karen motioned to move forward with signage, Tony seconded. MC

### Items from Board Members:

Members discussed including the following items for next year annual meeting/letter:

- How are we going to extend the bike path?
- How are we going to spend money next year?
- Improving development signage
- Reminder the boulevard is the homeowners responsibility

The meeting adjourned.

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## *The Reserve on Higgins Creek Homeowners Association*

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#### **Summary of Action Items**

<b>Task</b>	<b>Owner</b>	<b>Status</b>
Remove monthly flyers posted on cluster mailboxes	Grounds Crew	
"Children at Play" signage near park	Jake	Jake is currently researching
Lot 43 fenced front yard	Jake	Pending
Bus stop signage	Jake	
Mow drainage pit on Bozeman Court	John	
Repair locks and paint existing cluster mailboxes	John	
Gather information on procuring a larger cluster mailbox for new homes on Bozeman	John	
Correct edits in May minutes and repost	Karen	Completed
Procure Multi-function Printer	Karen	Completed
Address obstructions from landscape work on upper Beartooth Loop	Marco	Contractors completed work and landscape piles were removed.
Grass clippings in Cook Ditch	Marco	Pending
Unfinished side yard with vehicle on dirt	Marco	The homeowner installed rock.
Procure flexible poles and signage for marking property line off Pintlar.	Marco	
Verify negative balance under Accounts Receivable is pre-paid dues	Tony	Verified negative balances reflect prepaid dues.
HOA google drive	Tony	Two google drives were created for the HOA and one for the website to send monthly newsletters.
Meet with the City on California curbs	Tony and Jake	Pending
Finalize letter to the Commons apartments	Tony and John	Owners are working on improvements therefore the letter is on hold.