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## *The Reserve on Higgins Creek Homeowners Association*

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### **Board Meeting August 27, 2025**

**Board Members Present:** John Williams, Lana Trasmondi, Marco Trasmondi, Joe Genereaux, Tony Morris, Karen Ochoa, Phil Reppert, Hans Messick

**Board Members Absent:** Jake Kruse

**Guests Present:** 2 Homeowner

President John Williams called the meeting to order at 6:00p.m.

**Conflict of Interest:** Marco and Lana excused themselves from any discussions regarding utilizing a collection agency.

**Agenda and Minutes Review/Approval:** The meeting agenda was distributed and reviewed. Phil moved to approve the agenda as presented, seconded by Lana. Motion Carried (MC)

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

<b>Task</b>	<b>Owner</b>	<b>Status</b>
Remove monthly flyers posted on cluster mailboxes	Grounds Crew	Ongoing
"Children at Play" signage near park	Jake	City Park signage posted. Looking into further signage
Lot 43 fenced front yard	Jake	Pending
Bus stop signage	Jake/John	Pending discussion with City
Mow drainage pit on Bozeman Court	John	Done – need to keep fencing and reseed in the spring
Repair locks and paint existing cluster mailboxes	John	Pending discussion with Postmaster
Gather information on procuring a larger cluster mailbox for new homes on Bozeman		
Grass clippings in Cook Ditch	Marco	Pending
Procure flexible poles and signage for marking property line off Pintlar.	Marco	Poles procured – waiting for signage and new survey before installed
Finalize letter to the Commons apartments	Tony and John	Final review
Reserve boulevard weeds	Grounds Committee	Weeds need to be resprayed

**Treasurer's Report Review/Approval:** The HOA received a delinquent tax notice. The bookkeeper agreed to pay the penalty due to incorrectly stating we were exempt from filing in June. Tony requested the bookkeeper maintain an appropriate account balance by moving funds from the money market when the account falls below \$12,000. Tony motioned to approve hiring a collections agency to handle delinquent accounts, Hans seconded. MC

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**Ground Committee Updates:** Aspen Landscaping is still sending bills to the incorrect email address. John will verify with the owner and stated he will be the only point of contact for the HOA.

The HOA will request a new survey for the nature path area. New property stakes and signage will be installed at the same time. The property markers must comply with the new HOA insurance requirements.

**Architectural Committee Updates:** A complaint was received by the city regarding the apartment trash so the city will manage discussions with the owner.

**Items from Guests/Residents:** Ditch near Powder River is not flowing and mosquitoes are rampant. John will talk to the County, who oversees spraying for mosquitoes.

A homeowner present identified fireworks in a pit on the nature trail covered by plywood. Marco will investigate.

### **Items from Board Members:**

The current HOA insurance provider will not be renewing any HOA policies so Tony will be looking for a new provider within the next month.

John requested all HOA bills be sent directly to the HOA mailbox.

John will speak to the city regarding the bike path weeds and the hydroseeding that didn't take.

Motion to adjourn the meeting, Joe, seconded by Phil at 7:50 p.m.