
The Reserve on Higgins Creek Homeowners Association

BOARD MEETING AGENDA

October 29, 2025

Meeting called to order at: _____

Board Members in Attendance:

John Williams		Jake Kruse		Marco Trasmondi	
Anthony Morris		Karen Ochoa		Lana Trasmondi	
Phil Reppert		Hans Messick		Joe Genereaux	

Conflicts of Interest:

Agenda and Minutes Review /Approval

Draft language amending covenants to strike multifamily residences and commercial property.
(First Read)

Review/Update Summary of Action Items
Summary of Action Items

Task	Owner	Status
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 further discussion with homeowner
Bus stop signage	John/Joe	Pending discussion with City
Repair locks and paint existing cluster mailboxes	John	The new Postmaster will inspect all locks on current boxes and will replace them as necessary. See Ground Committee section for further information.
Gather information on procuring a larger cluster mailbox for new homes on Bozeman		
Procure flexible poles and signage for marking property lines off Pintlar.	Marco	Poles procured – stickers will be procured by the next meeting.
Finalize letter to the Commons apartments	Tony and John	Pending
Nature Trail markings	John/Joe	Do we need to resurvey or can we reset

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Task	Owner	Status
HOA Insurance	Tony	Identify new provider and ask about property markers. See Treasury Report
Bike path hydroseeding didn't take and is full of weeds.	John	Pending discussion with City
Property signs are needed on the nature trail that runs along the back ditch.	John	

Treasurer's Report Review/Approval

Ground Committee Updates:

Architectural Committee Updates:

Items from Guests/Residents:

Items from Board Members:

Adjournment: _____

SPECIAL SESSION
Thursday, November 20, 2025, 6:00p.m.
VFW Hall
3102 E Fairground Loop, Spearfish

The Reserve on Higgins Creek HOA Board is proposing an amendment to our governing covenants to remove commercial properties and multifamily units from the HOA governance. In compliance with the Board Policy #2, *Amending Covenants or ByLaws During Non-Annual Board Meeting*, three readings are scheduled. This ensures transparency, preserves momentum, and avoids unnecessary delay in implementing a policy. Therefore, due to the historical absence of regular meetings in November and December a special meeting is required to complete the third reading.

Please see the September and October meeting minutes for additional information posted on the Reserve on Higgins Creek website. <https://spearfishreserve.com/>