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## *The Reserve on Higgins Creek Homeowners Association*

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### **Board Meeting September 24, 2025**

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

**Board Members Absent:** Jake Kruse, Tony Morris, Hans Messick

**Guests Present:** 4 Homeowners

President John Williams called the meeting to order at 6:01p.m.

**Conflict of Interest:** None

**Agenda and Minutes Review/Approval:** The meeting agenda was distributed and reviewed. Phil moved to approve the agenda as presented, seconded by Marco. 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 further discussion with homeowner
Bus stop signage	John/Joe	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	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		
Grass clippings in Cook Ditch	Marco	Neighboring owners were informed of the issue.
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
HOA Insurance	Tony	Identify new provider and ask about property markers. See Treasury Report
Reserve boulevard weeds	Grounds Committee	Done
Homeowner identified fireworks in a pit on nature trail covered by plywood.	Marco	Debris removed and pit filled

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Bike path hydroseeding didn't take and full of weeds.	John	Pending discussion with City

**Treasurer's Report Review/Approval:** Current HOA insurance expires on 10/21. Tony is having a difficult time finding an insurer that covers HOA properties or mixed use properties. They state liability for mixed use is too great. Lana motioned to remove multifamily residences and commercial property from the Declaration of Covenants section 1.1, seconded by Phil. MC

Draft language with the motioned changes will be presented and read at the next three business meetings per the policy on amending covenants. In the interim, Tony is negotiating a short term policy to cover the gap in insurance.

John presented and distributed the financial reports through August. Marco motioned to approve the financial reports, seconded by Lana MC.

**Ground Committee Updates:** John spoke with the new Spearfish Postmaster regarding broken locks and possibly needing additional mailbox units. She stated that maintaining locks is the responsibility of the Post Office and agreed to inspect the boxes within the Reserve. John will work with the Postmaster to see if they need additional boxes.

Property signs are needed on the nature trail that runs along the back ditch. John will talk to the adjacent property owner to see what their interests are as far as signage.

**Architectural Committee Updates:** Marco spoke with the homeowner off of E. Beartooth regarding the unpainted shed. The homeowner was cooperative and stated that he is working with the contractor to finish painting.

**Items from Guests/Residents:** Homeowner concerned that children are playing on the new dirt piles in the apartment construction area. The homeowner was encouraged to file a complaint with the city since they have jurisdiction.

**Items from Board Members:** Include information on Postmaster responsibilities for the annual meeting/letter.

Motion to adjourn the meeting, Phil, seconded by Joel at 7:00 p.m.