

Board Meeting Minutes

October 29, 2025

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

Board Members Absent: N/A

Guests Present: 1 Homeowners

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

Conflict of Interest: None

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

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 further discussion with City
Repair locks and paint existing cluster mailboxes	John	Homeowners are directed to contact the post office for broken locks.
Gather information on procuring a larger cluster mailbox for new homes on Bozeman	John	Completed audit and determined new boxes are not needed. Mailboxes for new homes are identified.
Procure flexible poles and signage for marking property lines off Pintlar.	Marco	Poles are ready for placement once survey is complete
Finalize letter to the Commons apartments	Tony and John	Owners are currently working on construction.
Nature Trail markings	John/Joe	Contact county for current plot map before survey
HOA Insurance	Tony	Insurance obtained through 10/2026

The Reserve on Higgins Creek Homeowners Association

Task	Owner	Status
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: John mentioned that we need to identify if the HOA is current with the Secretary of State's Annual Report for Nonprofit Corporations. Tony will research.

Financial Reports were distributed and reviewed. Account balance as of 9/30/25 is \$99,057.72. Jake motioned to approve the financial statements as is, Marco seconded. MC

Ground Committee Updates: John is still waiting for the general maintenance schedule from Aspen Ridge. In preparation for the annual meeting next year, we need to start planning and discussing with members beautifying the entryways into the Reserves. Some of the plants on Reserve Street need to be replaced and the median on Russell Street provides opportunities for prominent signage and plants.

The sidewalk damage on Russell near the bridge still needs repair. Marco will check with Gravel Gods on the status.

Architectural Committee Updates: Jake is continuing to discuss the bike path into the development and extending to the path of Ward Avenue. He has seen several instances where people have crashed because the bike path ends abruptly into rocks.

Items from Guests/Residents: Someone is cutting down trees on the nature path. The only tree that was to be removed is one that was threatening property. Marco will talk to neighboring homeowners to see if they know who is responsible.

Items from Board Members: In the annual letter to members we need to include reminders for electric scooter usage.

Additionally, we need to seek proper legal review for procedures on amending covenants and impact of new rules for existing homes. Tony will research.

November special session and December meetings are cancelled. Next meeting is January 28, 2026.

Motion to adjourn the meeting, Lana, seconded by Jake at 7:41 p.m.