

Board Meeting Minutes January 28, 2026

Board Members Present: John Williams, Lana Trasmondi, Marco Trasmondi, Tony Morris, Karen Ochoa, Phil Reppert

Board Members Absent: Jake Kruse, Hans Missick, Joe Genereaux

Guests Present: 4 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. Phil 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	The City doesn't post school bus stop signs.
Procure flexible poles and signage for marking property lines off Pintlar.	Marco	Poles are ready for placement once survey is complete
Nature Trail markings	John/Joe	Contact county for current plot map before survey
HOA Insurance	Tony	Insurance obtained through 10/2026
The 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	Pending survey
Annual Report for Nonprofit Corporations	Tony	Current

The Reserve on Higgins Creek Homeowners Association

Treasurer's Report Review/Approval:

Tony verified with the Bookkeeper that the Annual Report for Nonprofit Corporations is current.

Tony recommends timing future billing to coincide with the annual meeting, which allows us to properly address potential covenant or rate modifications. Need to discuss further actions to incorporate change by next year.

Financial Reports were distributed and reviewed. Lana moved to approve the reports as presented, seconded by Marco. MC

Ground Committee Updates:

Monte Hartl with Aspen Ridge Lawn & Landscape presented a proposal for the year to manage weed abatement and landscaping to common areas responsible by the HOA. Total contracted costs are \$14,780.29. The HOA will save 3% by paying up front. All residents of The Reserve on Higgins Creek can receive 15% of plants at Aspen Ridge nursery located in Rapid City.

Members discussed walking the nature path with Alpine once new survey stakes are installed to clearly identify maintenance expectations. Additionally, members would like to present a proposal to beautify our development entryways at the annual meeting for a vote. The proposal will include replacing dead trees and plants.

John confirmed that the City of Spearfish doesn't post school bus stop signs due to route changes occurring every year.

Architectural Committee Updates:

Marco mentioned we've sent letters to a few houses to comply with our covenants regarding landscaping. Our covenants state two more letters are required before we take action.

Items from Guests/Residents:

A homeowner complained about the construction workers' use of a porta potty at the condos near Russell Street. This complaint needs to be filed with the Spearfish Police Department.

Items from Board Members:

Nothing new to report

Motion to adjourn the meeting, Phil, seconded by Lana at 7:30 p.m.