

## **Board Meeting Minutes February 25, 2026**

**Board Members Present:** John Williams, Tony Morris, Karen Ochoa, Phil Reppert, Joe Genereaux,

**Board Members Absent:** Jake Kruse, Hans Missick, Lana Trasmondi, Marco Trasmondi

**Guests Present:** 2 Homeowners

President John Williams called the meeting to order at 6:02p.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)

**Covenant Amendment Proposal:** The Board Members present conducted the first review of the proposed covenant amendment to remove multifamily and commercial units. The Board approved the proposal with one edit/typo to state "Article I" instead of "Article Ik." In compliance with policy this proposal will be on the agenda for three meetings.

### **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
Sidewalk damage on Russell near bridge	Marco	Working with City
Procure flexible poles and signage for marking property lines off Pintlar.	Marco	Poles are ready for placement once survey is complete - weather permitting
Nature Trail markings	John/Joe	Contact county for current plot map before survey - weather permitting
The bike path hydroseeding didn't take and is full of weeds.	John	Pending discussion with City

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## *The Reserve on Higgins Creek Homeowners Association*

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### **Treasurer's Report Review/Approval:**

Financial Reports were distributed and reviewed. HOA dues will be received over the next few months and are deposited into our Edward Jones Investment Account. Members present discussed rolling CD balance into another one year CD. Tony motioned to pay Aspen Ridge \$15,000 to cover maintenance costs for this year. Motion approved by Phil and seconded by Joe. MC

### **Ground Committee Updates:**

Working with Aspen Ridge on estimates for new signage entering the Reserve development. Estimates will be presented at the annual meeting for discussion. The Grounds Committee will work with Aspen Ridge to replace rock located in common areas.

### **Architectural Committee Updates:**

A homeowner of the white house in Jeffries Court is waiting for approval to extend his deck. The proposal was submitted through the website but not everyone can see the emails sent through this method. Recommend changing email to the general HOA email. Motion to make the change moved by Tony and seconded by Karen. MC

### **Items from Guests/Residents:**

A homeowner—who lives near the city's open space—stated numerous mole hills are located in the open space near his property. What can he do about the pests? The Board directed him to notify the city since they manage that property and advised him not to use poison due to the number of pets in the neighborhood.

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

The HOA website was updated to reflect that dues will be assessed by the board annually in accordance with the annual budget.

Some of our street signs have disappeared or are hanging from the poles due to the recent windstorms. Recommend identifying stronger reinforced grommets or fixtures so we are not replacing them every year.

Motion to adjourn the meeting, Tony, seconded by Joe at 7:09 p.m.