

Board Meeting Minutes

March 25, 2026

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

Board Members Absent: Jake Kruse, Hans Missick

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 with an added item to review the draft annual newsletter, seconded by Tony. Motion Carried (MC)

Covenant Amendment Proposal: The Board Members present conducted the second 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.

Website Services Proposal: Keenan Urdiales, the HOA's website consultant, presented a proposal for services including website modifications, board communication and support, domain and security management, hosting oversight, as well as a monthly community newsletter. Keenan also requested payment for hosting costs, domain protection, and website security that he secured on our behalf for the past three years. Costs total for past services is \$1,588.24. The cost for Keenan's services is \$2,508.75 which includes a 10% discount for paying annually and website operating costs. Lana moved to approve the payment for past services and the year contract, seconded by Tony. 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
Sidewalk damage on Russell near bridge	Marco	Working with City and Contractor - Marco will talk to the City

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Task	Owner	Status
Procure flexible poles and signage for marking property lines off Pintlar.	Marco	Poles are ready for placement once survey is complete - weather permitting - Marco is locating an installation tool for fiberglass poles
Nature Trail markings	John/Joe	Joe is recommending a three line fence to separate HOA property and private property from pond to Russell and north side of Shoshone
The bike path hydroseeding didn't take and is full of weeds.	John	Pending discussion with City

Treasurer's Report Review/Approval: Financial Reports were distributed and reviewed. Our CD was renewed at 3.8% and our investment account is currently 3.7%. February dues received were \$35,693.28 and expenses were \$18,967.07. Expenses include property taxes, board meeting expenses, website consulting services, bookkeeping, and annual landscaping costs. Lana motioned to approve the financial reports, seconded by Joe. MC

Ground Committee Updates: Joe is planning to schedule a survey soon. Survey and pole installation will occur at the same time. A Homeowner present mentioned the northernmost property near Shoshone is already marked with pins and we may not need to wait for pole installation. Joe is recommending a three line fence to identify HOA property from private property near Shoshone and from the pond to Russell. Fencing costs need to be determined.

Fencing around the pit is damaged by deer. Tony motioned to purchase replacement poles, Karen seconded. MC

Aspen Ridge submitted a proposal for boulevard spring cleanup at \$850 but we are still waiting for a proposal to replace damaged shrubs and signage for the development. These costs will be presented at the annual meeting to all homeowners. Karen motioned to approve the boulevard cleanup, seconded by Marco. MC

Architectural Committee Updates: Marco is identifying broken street signs and using chains to reinforce them.

A homeowner identified new damage to the sidewalk on the Reserve Street from construction. Marco will take pictures and talk to the contractor.

Items from Guests/Residents: A Homeowner requested approval for installing a fence in his backyard. John reviewed the plans and approved the request. Phil motioned to approve the fence, seconded by Tony.

A homeowner brought up problems with weeds in the pit and the drainage ditch last year and requested Aspen Ridge treat these areas going forward. Suggested using Rodeo

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aquatic-approved glyphosate herbicide designed for controlling weeds and brush in ditches and around water.

Items from Board Members: A second letter will be sent to a homeowner with two homes located on Beartooth and Pintlar regarding weed control and landscaping. Three letters are needed before the Board takes further action.

Annual Meeting Agenda items will be the base line operating budget, proposal for beautification/signage, and accomplishments. Additionally, members proposed keeping a \$50,000 reserve for extenuating needs which will be in the baseline budget.

Due to extenuating circumstances Jake Kruse, the Vice President, was unable to attend the last three meetings. Per the HOA Bylaws the board declares a position vacant in the event any such member is absent three consecutive meetings. The members present unanimously waived this ruling.

Motion to adjourn the meeting, Lana, seconded by Phil at 7:48 p.m.