

Board Meeting Minutes

April 29, 2026

Board Members Present: Jake Kruse, Hans Missick, Tony Morris, Karen Ochoa, Phil Reppert, Joe Genereaux, Marco Trasmondi

Board Members Absent: John Williams , Lana Trasmondi

Guests Present: 3 Homeowners

Vice President, Jake Kruse 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. Joe moved to approve the agenda, seconded by Marco. Motion Carried (MC)

Covenant Amendment Proposal: The Board Members present conducted the third 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.” This covenant amendment is fully approved and will be submitted to the Lawrence County Recorder’s Office.

Summary of Action Items

Task	Owner	Status
Remove monthly flyers posted on cluster mailboxes	Grounds Crew	Ongoing
“Children at Play” signage near park	Jake	The city is not posting additional signage. This park is considered a satellite park so the current 25 MPH will not change . However, the HOA can post additional signage stating “Children at Play”.
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. We’ve spoken to Gravel Gods and this is now a city code enforcement issue.
Procure flexible poles and signage for marking property lines off Pintlar.	Marco	Waiting for survey so poles can be placed at the same time
Nature Trail markings	John/Joe	Waiting for survey so poles can be placed at the same time
The bike path hydroseeding didn’t take and is full of weeds.	John	Pending discussion with City

The Reserve on Higgins Creek Homeowners Association

Task	Owner	Status
Sidewalk damage near construction site on Reserve St.	Marco	Sidewalk will be repaired after construction is complete
Broken street signs	Marco	Identify broken signs and replace them with heavy duty metal and reinforced chains.

Treasurer's Report Review/Approval: Financial Reports were distributed and reviewed. HOA dues received since March are \$35,693.28 which is down by 45%. Approval to send collection notices moved by Joe, seconded by Jake. MC Karen motioned to approve the financial reports, seconded by Jake. MC

Ground Committee Updates:

Marco will get the additional posts needed for the pit and asked to procure grass seed to boost growth. Karen motioned to seed pit on Bozeman Ct., seconded by Jake. MC

New Reserve entry sign estimates are still needed to present at the annual meeting next month. Members discussed laser cut metal and wood signs to keep it simple but nice.

Architectural Committee Updates:

The HOA received two new requests: one for a pergola on W. Beartooth, which was approved; and the second for a fence on Bowman Ct. Marco is working on a second letter to homeowners located on Beartooth and Pintlar regarding weed control and landscaping. Three letters are needed before the Board takes further action.

Items from Guests/Residents:

A homeowner mentioned the weeds on the bike trail. This is a city path and complaints should be sent through their website.

Items from Board Members:

Nothing new to report.

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