

Annual Meeting May 27, 2026

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

Board Members Absent: John Williams

Guests Present: 19 Homeowners

Jake Kruse called the meeting to order at 6:00 p.m. All motions passed by members present unanimously unless otherwise stated.

Agenda/Minutes: Lynn Pohlman motioned to approve the minutes from the last annual meeting (May/June 2025) available on the HOA website, seconded by Lucinda Reppert. Motion Carried (MC) Tony Morris motioned to approve the April 2026 minutes, seconded by Lana Trasmondi. MC

Treasurer's Report: Treasurer, Tony Morris, presented the current Balance Sheet and Profit and Loss Statement as of April 2026. Joe Genereaux moved to approve the treasurer's report as presented, seconded by Marco Trasmondi. MC

President Report:

1. Accomplishments Since Last Meeting:

- a. Covenants were amended by the board to remove multifamily units and commercial properties due to insurance coverage issues. The new covenants will be posted once they are recorded with Lawrence County.
- b. Bozeman Court is currently fenced off to allow for grass seeds to grow.
- c. Nature Trail signage will be up soon and is pending discussions with the new owner to the adjacent property. After a survey, the board discovered a portion of the trail belongs to the adjacent property owner. The Board recommends not using this trail until an agreement is achieved with the new owner. A special announcement will be posted at that time. Kelvin Lower motioned for the Board to negotiate trail usage with the new owner, seconded by Lynn Pohlman. MC
- d. The City of Spearfish installed a "City Park" sign at the park off Pintlar Ave.

2. Future Projects:

- a. Our community garage sale is scheduled for **Saturday, June 6th.**
- b. The Board presented a proposal to beautify our development. This project includes adding plants to the existing entryway medians.
- c. The Board presented a proposal to install new signage at the three (3) entryways on Russell St., Reserve St., and Ward Ave. The "Welcome to the Reserve" sign will be larger on Russel since the median is wider than the other two. Ronna Kruse motioned for the Board to procure signs and plants to beautify our entryways up to \$50,000, seconded by Jeff Morford.
- d. The Board is continuing to discuss with the City extending the bike path to the park. By doing so, we will solve the transition problem with the current bike path stopping at the curb and not the street.

The Reserve on Higgins Creek Homeowners Association

3. Discussion Topics from Homeowners:

- a. A homeowner discussed concerns regarding the permanent placement of the new posts installed marking the north property line behind Shoshone Ave. The Board paid for a survey to identify the property boundary and procured poles which are flexible and can withstand being driven over. These poles should comply with the BHE easement for access to the property.
- b. A homeowner raised concerns about weeds and ticks on the bike path and nature trail. The board is currently working with the City to maintain these paths in addition to the city park.
- c. A homeowner discussed the danger of kids playing in the park on Pintlar Ave. and cars speeding around the corner. The Board is planning on procuring “kids at play” signage at the same time as the nature trail signage.
- d. A homeowner raised concern regarding trees growing in the drainage ditch behind the park which could cause flooding. The Board is working with the city to remove the trees.
- e. A homeowner mentioned trailers currently parked are blocking sidewalks. Complaints need to be submitted to the City. It is a violation to block sidewalks and be parked for more than three days. The City has a new code enforcement officer and they are looking for violators more aggressively.
- f. A homeowner mentioned there are a few houses with unfinished yards. The Board is aware of the homes and suggests reporting to the City Code Enforcement.
- g. A homeowner questioned the completion of construction on Ward Avenue which has appeared to stop. The Board is aware of the current status and will monitor for violations.
- h. A homeowner mentioned the sidewalk on Russell near the bridge is still damaged. After attempting several times to speak with the company that caused the damage, Gravel Gods, to repair the damage we are turning the complaint over to the City.
- i. A homeowner mentioned the wooden mailboxes need repair and touch ups. The Board will add it to our list.

4. Election of new Board Members:

Term limits expired for three (3) Members-At-Large positions held by Joe Genereaux, Hans Messick, and Phil Reppert. Joe and Hans are not seeking reelection. The following elections were made:

Moved-Second (Marco Trasmondi, Tony Morris) to elect Jasper. MC

Moved-Seconded (Tony Morris, Jake Kruse) to reelect Phil Reppert. MC

One position remains vacant.

Recess: At 7:40 p.m.