

Board Meeting Minutes

June 24, 2026

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

Board Members Absent: Karen Ochoa, Phil Reppert

Guests Present: 3 Homeowners

President John Williams called the meeting to order at 6:06p.m.

Conflict of Interest: None

Agenda and Minutes Review/Approval: The meeting agenda was distributed and reviewed. Tony moved to approve the agenda, seconded by Jake. 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/Marco	Marco is creating additional signage and planning to post two signs on each side.
Lot 43 fenced front yard	Jake	Jake spoke with the homeowner and discovered the fence was installed to keep deer away from the garden. The homeowner asked Jake to bring it to the board and was told verbally the homeowner needs to follow the process and submit plans to the board like everyone else. While there, Jake noticed the neighbor installed a fence without approval missing the required corner post.
Sidewalk damage on Russell near bridge	Marco	The City is collaborating with the contractor for sidewalk repair.
Replace fencing around pit	Marco	complete
Nature Trail markings	John/Joe	The HOA will submit a proposal to the adjacent property owner, Dave Baker, setting back the fence 3' with a 100 yr lease.
Sidewalk damage near construction site on Reserve St.	Marco	Sidewalk will be repaired after construction is complete

The Reserve on Higgins Creek Homeowners Association

Task	Owner	Status
Broken street signs	Marco	Painted and ready to install
Bike Path Weeds	John/Jake	The City sprayed the weeds on the bike path twice in addition to HOA members spraying the path.

Treasurer's Report Review/Approval: Marco motioned to approve the financial documents, seconded by Jake. MC Lana motioned to approve forwarding unpaid HOA fees to collections, seconded by Jake. MC

Grounds Committee Updates:

John will talk to the City about taking over the drainage ditch and addressing trees growing in the ditch.

John requested quotes for entrance signs for the development.

Architectural Committee Updates:

The first three houses that back up to the power lines on the north side of the property are still in non-compliance. The campers are still parked behind their fences. Tony will send certified letters giving them 30 days to comply.

Items from Guests/Residents:

Homeowner, Amy Williams, would like to install a fence in her side yard. John will walk the property when they are ready to fence.

Items from Board Members:

The HOA has received several inquiries to our general email, but we don't have a clear process for documenting responses, i.e. HOA email response vs. private member's email

The HOA was recently asked to provide an invoice for HOA dues paid. Tony will discuss with Black Hills Bookkeeping to inform homeowners who want an invoice to provide an email.

A homeowner submitted a complaint regarding her neighbor's cat and was redirected to the city.

Motion to adjourn the meeting, Jake, seconded by Phil at 8:03 p.m.