

Board Meeting Minutes

August 26, 2026

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

Board Members Absent: Jasper Visser

Guests Present: 3 homeowners present

John Williams called the meeting to order at 6:00p.m.

Conflict of Interest: None

Agenda and Minutes Review/Approval: The meeting agenda and July minutes were distributed and reviewed. Phil moved to approve, seconded by Tony. 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 procured four (4) 2'x3' signs to be installed in September
"No Parking" signage on nature trail off of Pintlar	Marco	Pending procurement
The street sign on Ward is hanging and needs replacement	Marco	Pending
Lot 43 fenced front yard	Jake	Fencing request still pending. Jake will reach out to them.
Sidewalk damage on Russell near bridge	Marco	The City is collaborating with the contractor for sidewalk repair.
Nature Trail markings	John/Joe	Pending discussion with adjacent property owner, Dave Baker. The HOA would like to propose setting back the fence 3' with a 100 yr lease.
Trees growing in drainage ditch behind park which could cause flooding	John	John is requesting the City take over the area and address maintenance
Sidewalk damage near construction site on Reserve St.	Marco	Sidewalk will be repaired after construction is complete
Obtain bids for development signage	Karen/John	pending

The Reserve on Higgins Creek Homeowners Association

Replace tree in the Reserve St. boulevard	Karen, John	Pending
Broken street signs	Marco	Sidewalk is repaired
Paint cluster mailbox	Marco	Pending

Treasurer's Report Review/Approval: A homeowner with three years of unpaid HOA dues was previously referred to collections without resolution. The Board therefore seeks to pursue the outstanding fees through small claims court.

John motioned to submit the unpaid HOA dues to small claims court. The motion was seconded by Phil. MC.

Phil moved to approve the financial documents, seconded by Marco. MC

Grounds Committee Updates: We are still waiting for bids to replace the trees on Reserve St. and new signage for all three entrances. Karen will call Aspen Ridge to inquire.

Architectural Committee Updates: See below.

Items from Guests/Residents:

Received by:	Name	Concern	Outcome
Email	D. Wrolstad	Inappropriate dumping	HOA will communicate with owner
Email	J. Kruse	New fencing installation	Approved
Email	D. Given	New fencing installation	Approved

A homeowner expressed concern regarding tall weeds behind a home on upper Beartooth Loop. Jake motioned to send a third letter stating the board will take action at owners expense, seconded by Karen. MC

A homeowner expressed concern over a home on Jeffries Court having a lot of guests and being loud. This complaint needs to be submitted to the City.

Items from Board Members: N/A

Motion to adjourn the meeting, Lana, seconded by Tony at 6:55 p.m.