

## Reserve at Gold Hill

HOA Board of Directors Meeting  
8/16/2022 5:00pm | Reserve at Gold Hill

### Call to Order

The Board of Directors of the Reserve at Gold Hill Homeowners Association was called to order at 5:20pm on August 16, 2022 at the Reserve at Gold Hill Clubhouse by Ashley Millar.

### In Attendance/Confirm Quorum

Board Members: Ashley Millar, Dave Brewer, Christine Johnson, Stephen Guardino, Michael Guelcher(remote)  
Kuester: Shelly Stone

### July Session Minutes – Unanimous Approval

#### Topics of Discussion

1. Committee presentation (The board reviewed security option for the airnaseum)
2. Management Activities
  - a. July 2022 financials not available for review.
  - b. Operational Updates
    1. Insurance renewal – Board agreed to renew insurance with the current deductible.
    2. Reserve Study revisions completed and shared with the Board(Board approved).
    3. Airnaseum
      - a. Board agreed to move forward with a September test and release a solution to the community
      - b. Kuester will provide estimates on
        - i. Fencing bird spikes and different fencing options
        - ii. Gate Security locking system
      - c. The Board will draft a communication to the community to introduce the new locking system available to all residents.
      - d. Reviewed community suggestions
    2. Water Fountain Repair – Completed
    4. Update on sidewalk issue
      - a. Kuester to draft letter to households with sidewalk issues for Board to approve prior to sending out.
    2. Update on 2023 Landscaping Contract Proposal – pending Grounds Committee approval
    3. Retaining wall work
      - a. Kuester to address home that has shrubs and trees invading the integrity of the wall.
    4. Pickleball court updates
      - a. Cement will be poured by September and finished in the spring.
3. General Session
  - a. Unfinished Business
    1. Airnaseum Roof inspection and repair
      1. Kuester will provide quotes for roof repair due to storm damage
  - b. New Business
    1. Amenities Committee open items
      1. Clubhouse rental:

- a. Board agreed to raise the rental fee per Amenities Committee suggestions to \$50 for the first 4 hours and \$10 each additional.
  - b. Board authorized an increase of the security deposit up to \$150 to cover cleaning service expenses if warranted.
  - c. Board supports the clubhouse rental closure change from 11pm to 10pm.
2. Clubhouse Updates & New furniture
  - a. New furniture purchase approval is pending the Reserve Study and 2023 budget.
  - b. Smaller projects may be approved in 2022
2. November Community Board meeting. November 9<sup>th</sup> and location is pending
  1. Kuester to send communication to community for interest in running for the Board.
3. Back entrance landscape updates:
  1. Pending committee member updates
4. General Discussions
  1. 2023 Budget
    1. Draft is pending Kuester approval. The Board has not seen this.
    2. All committees are requested to submit financial and budget requests for the 2023 Reserve Budget
5. Executive Session – as needed
  1. Collections
  2. Violations – Hearing Discussion
  3. Legal

Adjournment

**Next Meeting Date/Location:** September 8, 2022. The Reserve at Gold Hill Clubhouse

**Meeting Adjourned**

The President moved to close the session at 6:15pm – unanimous approval