

Reserve at Gold Hill
HOA Board of Directors Meeting
12/9/2021 12:00pm | Reserve at Gold Hill

Call to Order

The Board of Directors of the Reserve at Gold Hill Homeowners Association was called to order at 12:00pm on December 9, 2021 at the Reserve at Gold Hill Clubhouse by Ashley Millar.

In Attendance/Confirm Quorum

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

October & November Session Minutes – Unanimous Approval

Topics of Discussion

1. October Month-End Financial Review

- Unanimous approval for October 31, 2021 financials.
- Motion to move CD9932 maturing on 1/8/2022 to a one year rate – Unanimous Approval.
- Motion to move Ins funds (Capital Reserves) to General Reserve – Unanimous Approval.

2. Operational Updates

- Reviewed Board responsibilities
- Action Item: Kuester responsibilities/contract provided to the Board as soon as possible.

3. Inspections/Violations

- Current compliance inspection violations discussed.
- Delinquent dues payments discussed.
- Front door color violations discussed (December 15, 2021 to remedy).
- Sidewalks / tree roots / canopy height addressed.
 - Electronic communication will be sent to community to educate on acceptable tree height and lift tolerance of sidewalk.
 - Owner liability

4. New Business

- Rear entrance– unanimous approval:
 - Action Item: Kuester responsible for obtaining several bids for entrance improvements and enhancements.
 - Review bids at March meeting. Possible implementation date this summer.
- 30 Year Plan– unanimous approval:
 - Current plan suggests improvements that are not needed. Motion to have an independent company review the plan for updates – unanimous approval.
 - Action Item: Kuester provide pricing on using another company (discus at Jan. meeting).
- Leaf yard debris pickup – unanimous approval
 - The Reserve community will not provide a pickup of leaves for homeowners.
 - Item will be assessed annually.
- Sidewalk maintenance – unanimous approval
 - First Quarter 2022 – Identify sidewalks out of tolerance thresholds.
- Swim Club Expenses
 - Vice President identified overcharges from the pool company for the past few years.
 - Action Item: VP to send detailed bullets of overcharges to Kuester.
 - Action Item: Kuester to send letter to pool management company requesting refund (sent certified mail).

Next Meeting Date/Location: January 13, 2022. The Reserve at Gold Hill Clubhouse

Meeting Adjourned

The President moved to close the session at 1:00pm – unanimous approval