

## Reserve at Gold Hill

HOA Board of Directors Meeting  
12/12/2022 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 5:03pm on December 12, 2022 at the Reserve at Gold Hill Clubhouse by Dave Brewer.

### In Attendance/Confirm Quorum

Board Members: Dave Brewer, Christine Johnson, Mellissa Gray, Jim Piner, Ashley Sacco  
Kuester: Jessica Friday

### October Session Minutes – Unanimous Approval (November’s meeting was the annual Board Community meeting)

#### Topics of Discussion

##### 1. Management Activities

a. Financial Review (Full financial documents is available at [kuester.com](http://kuester.com)). Refer to October financials- November numbers not finalized as of meeting date.

1. Board to focus on meeting budget for 2023 to avoid increase in dues.

b. Operations Updates

1. Roof replacement. (Kuester.) Waiting on insurance notes from company.

2. Grounds contract to be finalized by end of December. Contract will be posted when finalized.

3. Pickleball Court - Curb exists as of first week in December. Will fill gap between curb and court to be completed based on weather. Acrylic surface will be completed next year.

4. New Airnasium gate (Kuester.) Waiting on proposal for options for more secure gate. Pool and Airnasium gate will match to eliminate need for separate key fob.

5. Pool caulking - COMPLETED

##### 2. General Session

a. Unfinished Business: Extensive review of outstanding items with Kuester

1. 2015 Amendment to bylaws concerning size of Board of Directors. Has been filed by the state and is now posted.

2. Electricity for middle of front entrance – Will get quote to add outlet behind monument and plan to schedule in the next 6 months.

3. Pickleball fence- Have received two quotes for 4 foot fence on 3 sides of court. Due to past vandalism issues, will get another quote for 6 foot fence on all four sides of court. Also looking into security camera for the area.

4. Security Cameras - installing (or redirecting) camera to capture license plates at exit. Looking into installing one on pole near exit of clubhouse if already wired for electricity.- Is there electricity on the pole out near the exit of the clubhouse.

##### 3. General Discussions

a. Violations.

1. General review of the process for new Board education.

2. Review current violations.

b. Director term roles. Currently off cycle for 3 year terms.

c. Airnasium Lock compliance

**Meeting Adjourned** - The President moved to close the session at 6:46pm – unanimous approval

**Next Meeting Date:** January 9, 2022 at the Reserve Clubhouse