

Reserve at Gold Hill
HOA Board of Directors Meeting
2/10/2022 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 12:02pm on February 10, 2022 at the Reserve at Gold Hill Clubhouse by Ashley Millar.

In Attendance/Confirm Quorum

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

January Session Minutes – Unanimous Approval

Topics of Discussion

1. Management Activities

a. December Month-end Financial Review

- i. Unanimous approval for December 31, 2021 financials.
- ii. Kuester to let us know if the CD automatically rolls over and what is the interest rate

b. Operational Updates

- i. Website Update/Redesign: Brand new only for the Reserve.
- ii. Front Door Update
 1. Everyone who has had prior to approval are logged in the system. Letters went out on Tuesday or any and all violations
 2. Kuester will upload all notices to basecamp for us to review current violations.
- iii. Swim Club
 1. Current pool company raised prices.
 2. Unanimous agreement to not renew contract

2. General Session – Unfinished Business

a. Pool Maintenance & Proposals

- i. Unanimous approval to move to Trident Pool Group with the additional \$140 a month for bathroom/deck cleaning.
- ii. When we sign new contract the Board will meet with Trident and get contact information

b. Sidewalk Review

- i. 27 neighborhood sidewalks have a $\frac{3}{4}$ inch gap, which is outside of tolerance.
- ii. Board is still acquiring companies to fix sidewalks and or remove roots.
- iii. Board agrees to fix entrance and common areas first
- iv. The Grounds Committee identified landscape and sidewalk issues at the front of the neighborhood on the property owned by Primrose Academy.
 1. President and Treasurer will meet with the new owners of the Academy to discuss fixing their sidewalk and dead tree
- v. Kuester to ask Rupert (landscape company) what options there are for maple tree replacements. Something with a smaller root system and less disruptive to sidewalks.

c. Reserve Study Review: 30 year plan

- i. We should be somewhere between 30-40% funded at all times for the items in the Reserve Study Review.
- ii. In the next 10 years we have approx. \$400k in pool work that needs to be done.

- iii. Kuester will get pricing on sealing, striping and getting pickle board painted on parking lot.
- iv. Action – March meeting have quote for landscape.
- v. Ron Hula will need to upload study to web site.

3. General Session – New Business

a. Entry Damage – 18 Wheeler

- i. January 4th an 18 wheeler pulled in to neighborhood and attempted to do a U-turn. Neighbor took picture and license plate.
- ii. President will send license plate number to Kuester. Kuester will engage Detective Billingslea to find out who the truck belongs to.

b. Parking Lot Issues

- i. Unauthorized use of the amenities area, parking lot, and private grounds
- ii. Kuester to get a towing agreement and add a sign for towing at owners expense. Kuester will also take pictures of all signs in the common area do mock ups and send to us for approval to get new ones.
- iii. Board is acquiring quotes from security companies to replace outdated system.
- iv. Kuester to get quote on parking lot flood lights

c. Communications/Plans from the committees

- i. Board agreed to assign a Board liaison to each committee
 - 1. Mike – Amenities
 - 2. Steve – Ground
 - 3. Ashley – ARC
 - 4. Christine – Social

4. Executive Session

a. Collections Resolution

- i. One resident is behind a month with HOA dues.

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

To accommodate Spring Break in April, the Board will meet April 1st

Meeting Adjourned

The President moved to close the session at 1:16pm – unanimous approval