

Reserve at Gold Hill
HOA Board of Directors Meeting
1/19/2022 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 January 19, 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

Kuester: Shelly Stone

December Session Minutes – Unanimous Approval

Topics of Discussion

1. Management Activities

a. November Month-end Financial Review

- i. Unanimous approval for November 30, 2021 financials.
- ii. Neighborhood is operating under budget and on track to hit budget this year.

b. Operational Updates

- i. Website Update/Redesign: Calendar removal complete. Custom calendar is up and running to allow residents to view clubhouse availability for rent.

2. General Session

a. Front Doors Violation Updates

- i. President will contact ARC to see who has been approved for door color changes. Also to inquire about the ARC email sent to residents as it still has listed Kuester as the main contact for ARC questions.

b. Sidewalk Review

- i. Kuester educated the Board of a ¼ inch tolerance for sidewalks. Board was unanimous in the approach to evaluate Reserve common property first.
- ii. Treasurer will obtain bids for tree root removal and or sidewalk repair companies. Additionally look to see if there is a property map of neighborhood in existing Board documents.

c. 30 year plan

- i. Unanimous approval to select Global Solutions Partners (Option 1) to conduct a full Reserve study with site visit.

d. Pool Maintenance & Proposals

- i. Unanimous agreement to seek proposals for pool maintenance companies.
- ii. Kuester will provide an updated contract from Trident Pool Group, which days of the week bathroom and pool facility cleaning and additional costs (outside of the current proposal provided to the Board).
- iii. Kuester will update proposals on basecamp for a Board decision prior to February meeting.
- iv. Outstanding: Discussion will commence next board meeting around the excess amount of billed activity by the existing pool company.

e. Collections Resolution

- i. Unanimous agreement to adopt a written policy for the collections of late assessments, late interest, and/or late fees that is consistent with the Declaration of Covenant for the Reserve.
- ii. There are no changes to existing procedures which were implemented 9/2/2005.

f. Basketball Lights access control

- i. Kuester will contact the company that provides the key fob for the pool to see what options there are for a FOB reader to turn on/off lights in the airnaseum
- ii. Kuester will also contact electricians for motion light options in the parking lot and surrounding area.

g. 2022 Christmas Light

- i. Unanimous agreement to cover reasonable costs associated with Christmas lights/decorations.
- ii. President will contact Social Committee and ask for written estimates/costs

h. Excessive trash in parking lot

- i. Treasurer will meet with past board members to see discuss solutions

Next Meeting Date/Location: February 10, 2022. The Reserve at Gold Hill Clubhouse

Meeting Adjourned

The President moved to close the session at 1:22pm – unanimous approval