

Reserve at Gold Hill
HOA Board of Directors Meeting
3/16/2022 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 March 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
Kuester: Shelly Stone

February Session Minutes – Unanimous Approval

Topics of Discussion

1. Management Activities

a. January Month-end Financial Review

1. Unanimous approval for January 31, 2022 financials.
2. CD investments auto renew (there is a 10 day grace period)
3. Security guard is not budgeted. Kuester is on point to look into why this line item isn't on the financial report.

b. Sidewalk Review

1. President met with a contractor.
 1. Contractor will need 80 linear feet at a minimum to get price break.
 - a. Sidewalk grinding is also an option
 2. Board would like to move forward with fixing the front of the neighborhood to see the contractors work.
 3. 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.
 4. Kuester will draft a letter for neighbors with sidewalk issues and send to basecamp.

c. Parking & Airnaseum security review

1. Current security quote is for 9 cameras. Board is interested in getting a quote for 16 cameras. The community currently only has 15 cameras.
 1. Kuester to contact the company and get a quote for 16 cameras.
2. Kuester will obtain another quote for security cameras from other companies.
3. Board identified opportunities in order of importance:
 - Clear security cameras
 - Better Card readers
 - Parking lot lighting

2. General Session – New Business

a. Communications/Plans from the committees

1. Mike – Amenities
2. Steve – Ground
 - a. Rupert was sent a list of items to complete. Grounds committee is keeping track of the open items.
3. Ashley – ARC

a. nothing to report

4. Christine – Social

b. Owner Communications / new homeowners

1. Board discussed options for communicating to the neighborhood.

a. The upcoming spring newsletter will include the different ways we communicate with the community and projects the Board is involved in: Rear entrance option, security system, and parking lot, and sidewalk.

3. General Discussions

a. A new contract was recently signed with K&S. It was identified they are currently under-billing the community for services

4. Executive Session

a. Old Account Write – Offs

1. Unanimous decision to write off accounts that have gone delinquent by more than a few years.

2. Cobblestone Company was a contractor who did work in the community. Kuester will talk with collections to get more details on the outstanding balance. Answers will be sent to basecamp.

b. Violations – Christmas Lights /Décor

1. New process – violations go to basecamp. Sent out as presented if the board doesn't respond within 48 hours.

2. Kuester said we have access to all the violations thru the portal.

Next Meeting Date/Location: April 1, 2022. The Reserve at Gold Hill Clubhouse

Meeting Adjourned

The President moved to close the session at 1:37pm – unanimous approval