

Reserve at Gold Hill

HOA Board of Directors Meeting
5/12/2022 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 12:39pm on May 12, 2022 at the Reserve at Gold Hill Clubhouse by Ashley Millar.

In Attendance/Confirm Quorum

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

April Session Minutes – Unanimous Approval

Topics of Discussion

1. Committee presentations
2. Management Activities
 - a. March Month-end Financial Review
 1. Unanimous approval for March 31, 2022 financials.
 - b. Operational Updates
 1. Gold Rush Court water leak
 1. Kuester contacted York Water and it is on their list to fix.
 2. Parking Lot reseal
 1. Kuester scheduled the reseal beginning in October.
 3. Security System Installation update
 1. System is complete.
 4. Pool Caulking
 1. Kuester received a quote for approx. \$5k.
 2. Kuester will reach out to pool company to clarify what the quote covers
3. General Session
 - a. Unfinished Business
 1. Sidewalks – Next Step
 1. Kuester is maintaining a list of households who are interested in getting sidewalks fixed. The households that were identified as having sidewalks outside of thresholds and have not made contact will be physically reviewed by Kuester to determine if violation letters need to be sent (Completion time before June meeting).
 2. Gate Security System
 1. Kuester will obtain estimates on a new system (with at least 4 passes for the airnaseum, pool, lights, and pickle ball proposed court).
 3. Reserve Study Review/Updates
 1. Grounds committee reviewed Reserve Study and provided feedback on updates to it.
 4. Creek Area drainage
 5. Pickle ball Court
 1. Waiting on an updated estimate
 - b. New Business
 1. Open fires

1. Board voted to not move forward with governing fires on private properties.
This is governed by local authorities.
2. Grounds Committee Updates
 1. Lighting proposal in the parking lot will be handled by the grounds committee
 2. Ruppert Landscaping
 - a. Contract is up for renewal soon and communicated an expected increase in fees.
 - b. Grounds committee is requesting a list of the community needs (i.e. how often to mow, fertilize, etc.). VP will work to help with this.
 - c. Kuester will provide 3-5 quotes for new landscaper.
 - d. Kuester will contact York County Extension to see if they have viable tree options with less invasive root system to replace existing trees at the streets.
 - e. Treasurer will request the businesses which own the area in the front of the neighborhood to mow and maintain their respective property. It is currently maintained by the Reserve.
 3. Some neighborhood trees are impacting power lines and will need to be trimmed.
3. Back Entrance – no updates
4. Retaining Wall Repairs
 1. Kuester will be provide quotes for repairs
4. Executive Session – as needed
 1. Collections
 2. Violations – Hearing Discussion
 3. Legal

Adjournment

Next Meeting Date/Location: June 6, 2022. The Reserve at Gold Hill Clubhouse

Meeting Adjourned

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