

The background of the slide is a photograph of a stone sign for 'Reserve at Gold Hill'. The sign is oval-shaped and set within a brick wall. To the left of the sign is a tall, narrow green hedge. In the foreground, there are various plants, including some with yellow and red flowers. The right side of the slide features a dark, semi-transparent overlay with a geometric pattern of overlapping triangles in shades of green and blue.

Reserve at Gold Hill Annual Meeting and Budget Ratification

NOVEMBER 10 AT 6:00PM

- Please SIGN IN at the Back Table
- Please hold all Questions and Concerns until the Board or Management finishes a section and asks for questions.
- During the Homeowner Forum, speakers are allotted 3 Minutes
- Homeowners or Guests can be asked to leave for the following:
 - Disorderly or Boisterous Conduct
 - Loud, Threatening, or Abusive Language
 - Failure to return the floor to the Board or Management when asked

Meeting Rules

Agenda

- Call to Order
- Welcome & Introduction
- Establish Quorum
- Board Nominations
- Community Updates
- 2022 Financial Review
- 2023 Budget Review
- Election Results
- Closing Remarks
- Adjournment
- Homeowner Forum

Introductions



Board of Directors

ASHLEY MILLAR - President
STEPHEN GUARDINO - Vice President
CHRISTINE JOHNSON - Secretary
DAVID BREWER - Treasurer
MICHAEL GUELCHER - Member at Large



Kuester Management

JESSICA FRIDAY, CMCA®
Community Manager

Quorum

294 Total Units

Quorum = 10%
(Bylaws Section 3)

- If the meeting has to reconvene, quorum drops to 5%

Quorum = 29 Units

- Fiduciary Duty
 - Enforcement of CCRs of the community
 - Establish fiscal policies and maintain records
 - Develop working budget and assessment rates
 - Appointment of committee(s) and delegation of authority
 - Select attorney, insurance agent, CPA and/or other professionals
 - Obtain and maintain adequate insurance protection as per CCRs

Purpose of the Board of Directors

Board Nominations

2 Board Seats for a 3-Year Term

1 Board Seat for a 1-Year Term

Melissa Gray

James Piner

Ashley Sacco





Community Updates

- New Reserve Study completed in February
- Replaced Swim Club with Trident Pools in March
- Replaced Gate Security System due to age and lightning strike
- Contracted USA Towing in May
- Began construction on Pickleball Court to be completed March 2023

Community Updates

- Repaired Retention Walls along creek area in October
- Replaced 50% of pool caulking in October
- TBD - Landscaping Committee reviewed and recommended new vendor (November)
- TBD - Completing Sidewalk displacement (Nov-Dec 2022)

Community Updates

- TBD - Roof Replacement (Nov-Dec 2022)
- TBD - Replacing Airnasium gate
- Rear Monument considered but idea tabled due to cost

Compliance Process

Standardized letters and process to provide fairness and equity to all homeowners

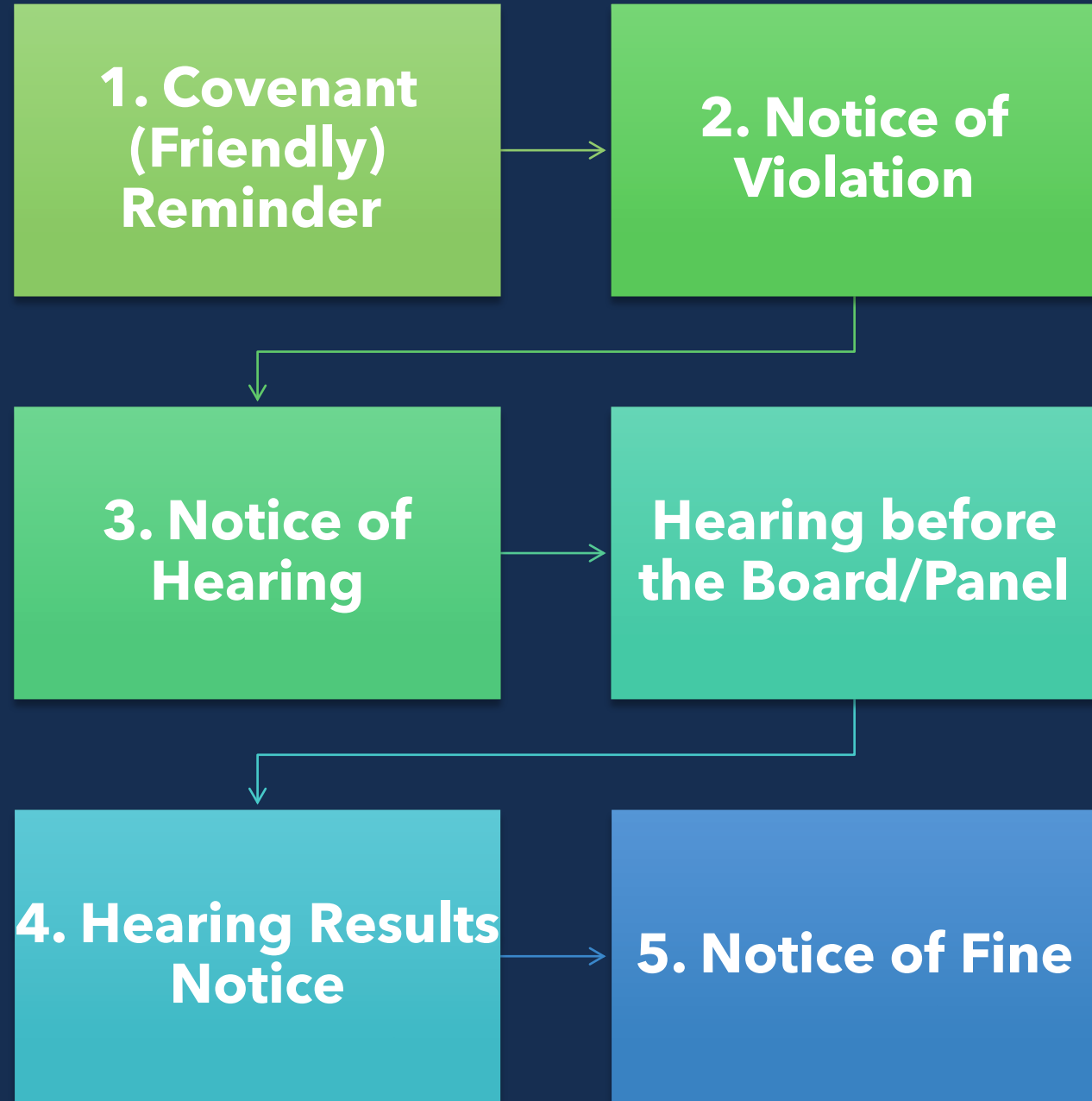
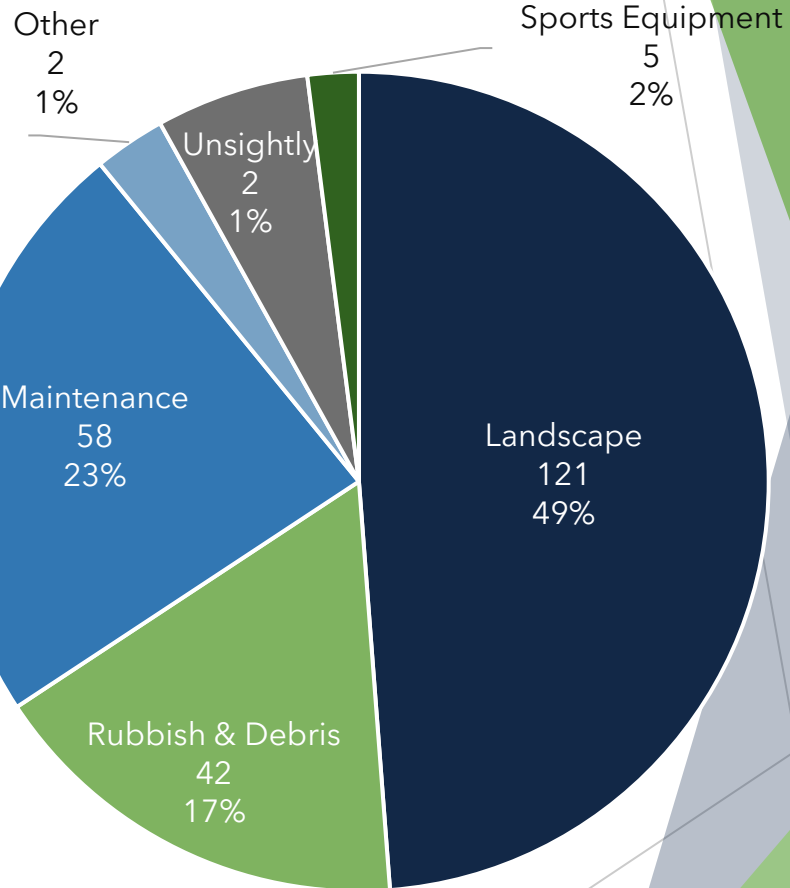
Letters are also emailed to homeowners who have an email address registered to their account.

- Less delay of mail time and uncertainty of delivery

Contact Kuester Management via the Homeowner Portal at Kuester.com or by emailing support@kuester.com

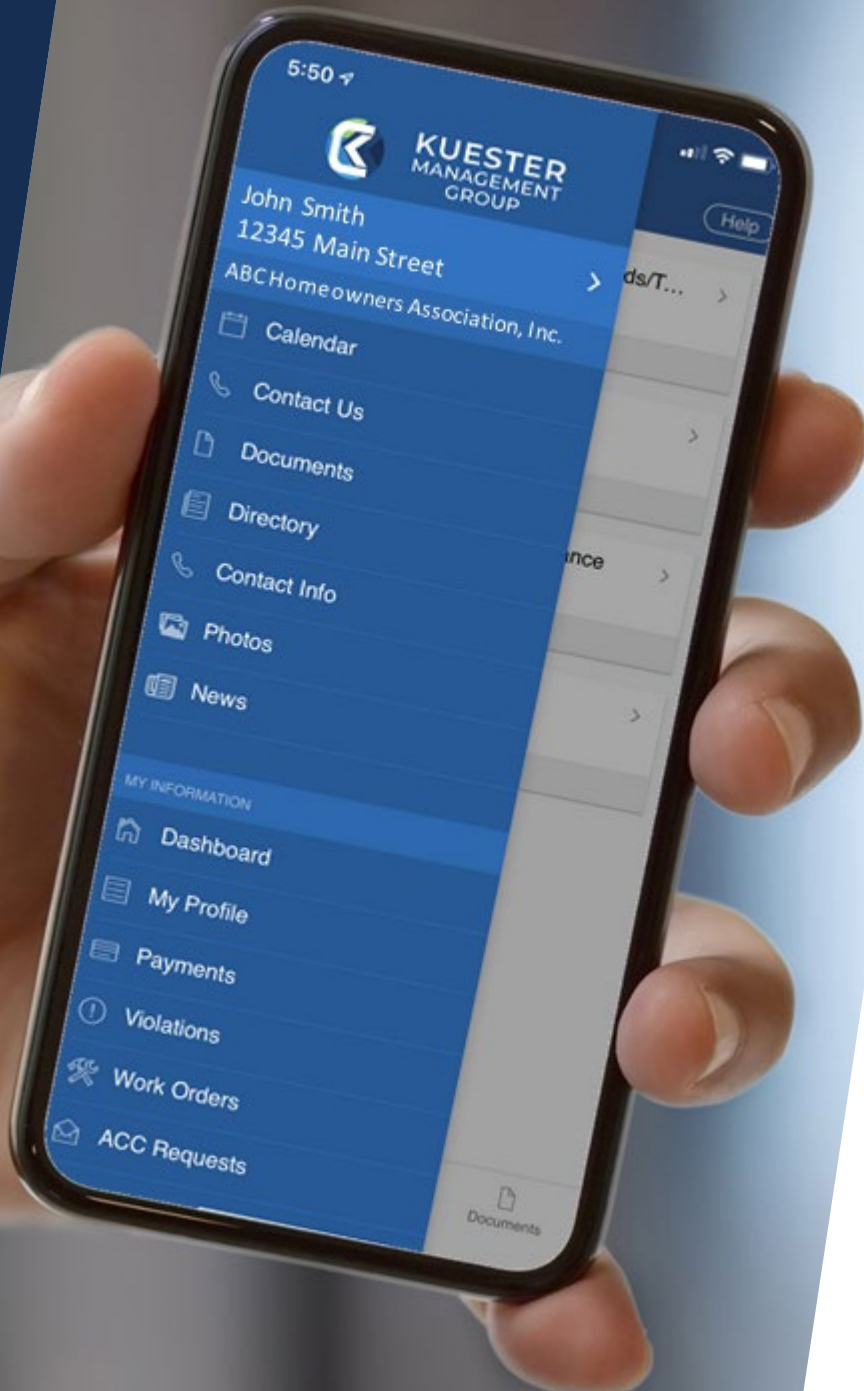


Top Violations



Kuester Connect Homeowner App

- **Access your HOA Account from Anywhere**
 - Quickly access your HOA Account from your mobile device to make a payment, review the status of a work order, ACC request, or a compliance violation.
- **Review Community Documents in a Snap**
 - Have your community documents in the palm of your hand!
 - Find the document you need with a simple tap and easily navigate through important files.
- **The Entire WebPortal in a Simple App**
 - Connecting with your Homeowners Association has never been easier!
 - Download the app today!



| ACCOUNT | | BALANCE |
|--|-----------|-------------------|
| Operating Account | \$ | 30,021.52 |
| Reserve Accounts | \$ | 352,113.72 |
| Other Cash Accounts | \$ | 5,090.36 |
| TOTAL CASH | \$ | 388,275.10 |
| Accounts Receivable (Delinquent Assessments) | \$ | 1,049.50 |

2022 Financial Review

Balance Sheet *(Through 09/30/2022)*



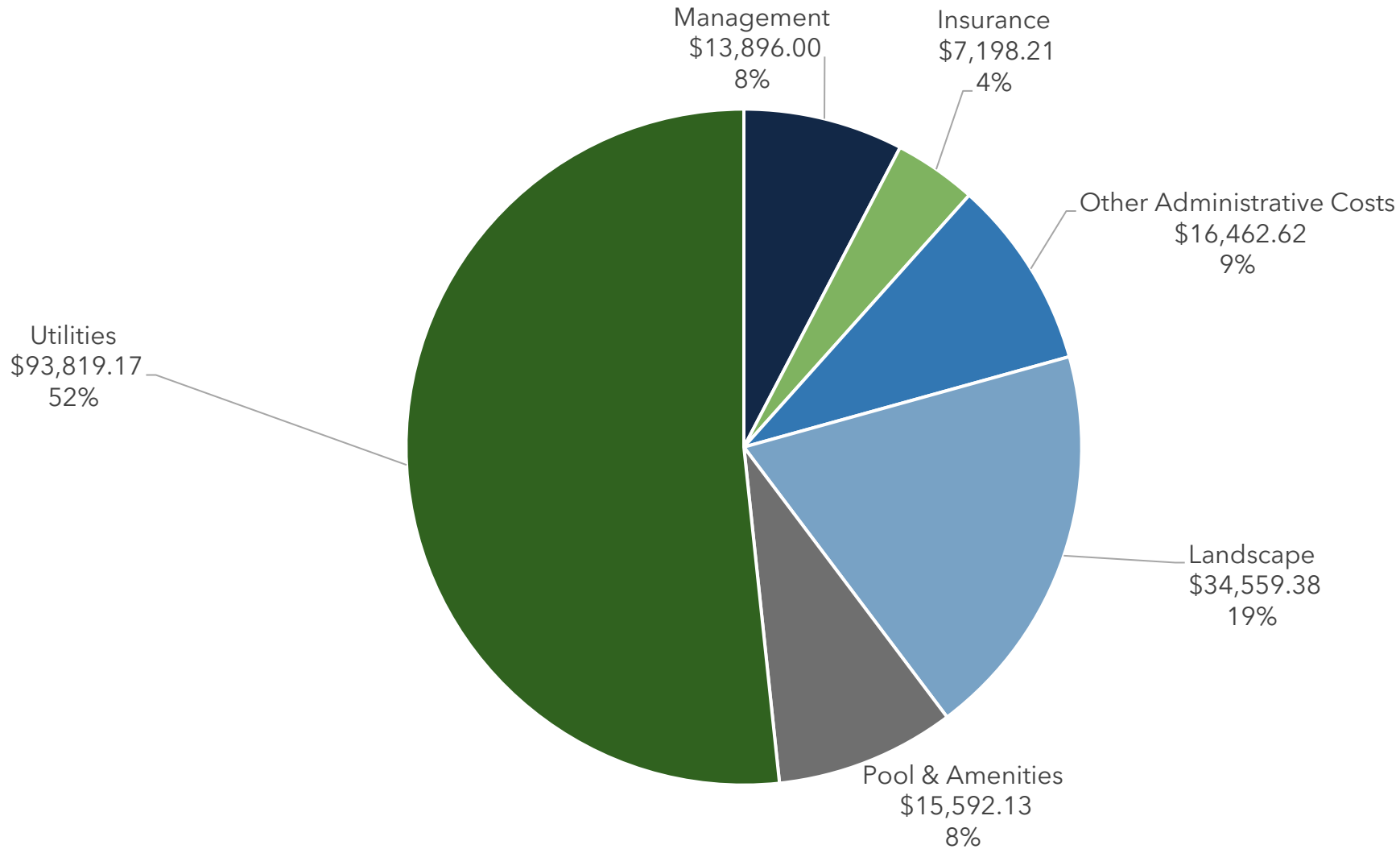
INCOME STATEMENT

| | | | |
|-----------------------------------|----|-------------------|-----------------------|
| Year to Date Income (Assessments) | \$ | 211,680.00 | \$80/home/month |
| Year to Date Income to Reserves | \$ | (38,026.80) | |
| Year to Date Income (Other) | \$ | (1,590.05) | LF/Interest/Amenities |
| Year to Date Operating Expense | \$ | <u>181,527.51</u> | |
| | \$ | (9,464.36) | Net Operating Income |

2022 Financial Review Income Statement *(Through 09/30/2022)*



2022 Financial Review - Operating Expenses



2023 Budget Review

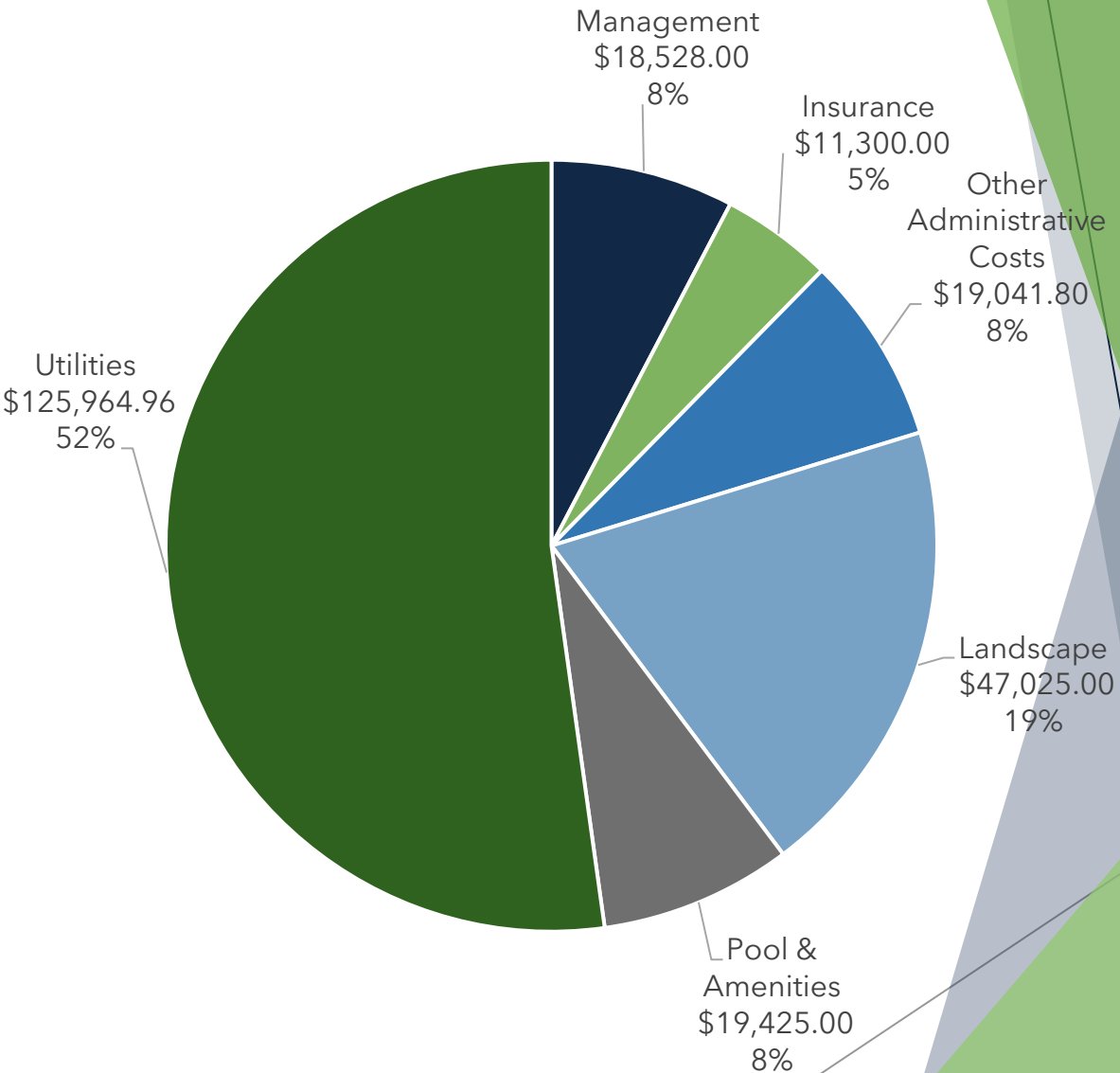
2023 Assessments:

- Homeowner Assessment: \$80 / month
- Assessment Going to Reserves: \$10.60/ month

| Type of Income | Total Projected Income |
|-----------------------------------|------------------------|
| Assessment Income from All Owners | \$ 282,239.76 |
| Going to Reserves | \$ (40,955.00) |
| Total Expected Expenses | \$(241,284.76) |
| Budget Total | \$ 0.00 |



Expenses



2023 Operating Expenses

Notable Changes from 2022:

- *New Landscape Services Company*
- *Insurance*



Election Results

Closing Remarks and Adjournment

How to Contact the HOA:

Phone: 888-600-5044

Email: support@kuester.com

Website: www.Kuester.com

KUESTER
MANAGEMENT
GROUP





Homeowner Forum

Open Session



DURING THE HOMEOWNER FORUM, SPEAKERS ARE ALLOTTED




PLEASE BE RESPECTFUL AND ALLOW A HOMEOWNER TO ASK AND RECEIVE AN ANSWER



IF YOU HAVE A QUESTION PERTAINING TO YOUR SPECIFIC HOME/ACCOUNT, PLEASE COME SEE KUESTER AFTER THE MEETING

Start Stop Reset mins:
3 secs: 0 type: None ▾

 Breaktime for PowerPoint by Flow
Simulation Ltd. Pin controls when stopped

Pre-Submitted Questions

- How long is the cross at the entrance going to remain there? The HOA sets standards for everything else, why not this?
- Is the memorial cross at the entrance off Gold Hill Road on community property? If so, can or should it be removed?