

Reserve at Gold Hill
HOA Board of Directors Meeting
10/17/2022 5:00pm | Reserve at Gold Hill

Call to Order

The Board of Directors of the Reserve at Gold Hill Homeowners Association was called to order at 5:27pm on October 17, 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, Michael Guelcher
Kuester: Jessica Friday

September Session Minutes – Unanimous Approval

Topics of Discussion

1. Management Activities
 - a. September 2022 financials – reviewed with Kuester. Motion to write off 324 Minors Cove outstanding bill from 2016.
 - b. Increase in Kuester management fees: register agent fee (state fee is being increased). An increase of 5% was budgeted for 2023.
 - c. Kuester to perform an audit on the petty cash account: Identifying the miscellaneous expenses.
 - d. Security patrol – Kuester to contact Det. Billingslea to see if there are opportunities to receive a report of neighborhood violations and tickets.
2. Operations
 - a. Kuester: Getting quotes on new gate/door for Airnaseum(high traffic area)
 - b. Bird spikes ordered by previous Kuester representative will be returned and new options will be investigated for the Airnaseum fence.
 - c. Roof updates: pending insurance and roof company.
 - d. Sidewalk violations will be tracked as HOA violations.
3. General Session
 - a. Unfinished Business: Extensive review of outstanding items with Kuester
 1. Rear entrance quotes will be discussed with the community at the year-end meeting (November).
 2. Kuester to draft letter to households with sidewalk issues for Board to approve (prior to sending out).
 3. Pool Closure - September 30
 - a. Outstanding items: Pool Caulking: treasurer will contact Trident Pool Company.
4. General Discussions
 1. 2023 Budget
 1. \$40,000 budget placeholder in 2023 budget for lawn care.

Meeting Adjourned - The President moved to close the session at 6:28pm – unanimous approval

Next Meeting Date: November 10, 2022, 6pm Annual Neighborhood Meeting