

## WELCOME NEW NEIGHBORS!

The HOA Board of Directors extends a warm welcome to the following new Gunbarrel Green residents:

Peter Aweida

Roger Chivukula

Kelly A. Siu and Greg Jablonski

Frank and Kellie Mendicino

Steven and Nicole Pollack

Charlene Rosenblatt

Kristen and Drew Wolfe

If you have any questions about our neighborhood or you would like a copy of the covenants, please contact us at [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or 720-443-3471.

## SPEEDING IN OUR NEIGHBORHOOD – 20 IS PLENTY!

The warm weather brings more pedestrians, cyclist, joggers, dog walkers and CHILDREN to our streets. Please observe the 20 mph speed limit. Parents, please remind your teenage drivers of our speed limit.



## SAVE THE DATE – ANNUAL COMMUNITY GARAGE SALE

A benefit of living in Gunbarrel Green is that the HOA organizes an annual garage sale. We are giving you advance notice of the **9th Annual Garage Sale to be held September 21, 2019.**

Cynthia Arey organizes our community garage sales and has designed a website for homeowner information. Participating homeowners often donate \$25 to participate which helps pay for advertising and directional signs. If you want more details on the upcoming fall garage sale, go to [www.GunbarrelGreenGarageSale.com](http://www.GunbarrelGreenGarageSale.com) or contact Cynthia Arey at [cynarey@gmail.com](mailto:cynarey@gmail.com) or 303-581-0606.

## HOA PRESIDENT'S MESSAGE

Greetings Neighbors!

Your volunteer Board members (the remarkable Gina Hyatt, David Smith, Sandi Misura, and Jennifer Prohaska) and I have been elected and we serve our community to the best of our collective abilities. As with any community, Gunbarrel Green is most successful when we come together as a whole community. Make no mistake, this is YOUR association, YOUR community, and it needs YOU for its enrichment. We have been elected to make decisions “on behalf” of our community. As the Articles say, “The board of directors shall have the powers “to institute, defend, or intervene in litigation or administrative proceedings in its own name on behalf of the association.”

The key issues in our volunteer job concern communication with homeowners, community safety issues, enrichment of our neighborhood, and handling compliant issues concerning the covenants. The Board’s actions are communicated by our community newsletter, website, snail mail, and by email via HOA broadcasts. We live in the community, talk with neighbors, gain a perspective, and we attempt to reflect what people want as well as merge what the governing documents designate. Yes, we conduct the HOA business according to the authority given to us by the governing documents.

How does the Board communicate with the residents? At quarterly Board meetings, we invite residents to voice their thoughts in an open forum before starting the Board meeting, and at the annual meetings, we hear the voice of the residents/members plus the residents/members nominate and elect Board members. The Board makes choices for the community based on hours and hours of research, prior experience (the collective years of experience for your HOA Board is 100 years +/-), and we use the guidelines of the governing documents. The Board choices emerge by a majority vote of five of your neighbors who care to make Gunbarrel Green a better place to live. Every decision made by the Board is based solely for the betterment of the community as a whole while following the guidelines of the governing documents. Please note, our HOA operating procedures do not encompass all the regulations of CIOA (Colorado Common Interest Owners Act). Our designation is a pre-CIOA community.

We have a big project to tackle this year—revising the outdated governing documents. Here is how ‘dated’ these documents are: Articles (1985), Bylaws (2000), Declarations/Covenants (1963 amended in 1970, 1988 & 1997). The Board and the Governing Document Committee have been working on proposed revisions for several years. Last fall, the choice to hire an astute law firm, Altitude Community Law, who specializes solely in HOA affairs, is a positive step for improving, modernizing, expediting legally proven revisions, and clarifying our governing documents. Later in this newsletter, we will share the vision on how that process will unfold with community participation. We are striving for a majority community consensus in adopting these revised documents. In other words, all voices matter, not just a few! I would hope this venture is not about battling opinions/intimidation but about cooperating as a whole to create concise, fair guidelines for the residents living in Gunbarrel Green.

I would like to thank everyone for the continued support and patience. I appreciate any feedback and welcome your ideas, thoughts, and suggestions. I want to encourage each resident to be involved as much as you are able to be. It is a great way to meet your neighbors while building a strong community.

*Cynthia Arey, President - Gunbarrel Green HOA  
[GunbarrelGreen@gmail.com](mailto:GunbarrelGreen@gmail.com)*

## GUNBARREL GREEN HOA WEBSITE

Be sure to visit the Gunbarrel Green website – [www.gunbarrelgreen.com](http://www.gunbarrelgreen.com).

The website, facilitated by Marc Rochkind, has HOA documents (Articles/Bylaws/Covenants), online dues payment information, Board and Annual Meeting minutes, general Gunbarrel information and more.



## GUNBARREL GREEN HOA

To contact a Board member or a Committee Chairperson, please email [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or leave a voice message at 720-443-3471.

### HOA Board of Directors

President ..... Cynthia Arey (Oct. 2018-Oct. 2019)  
Vice President..... Jenn Prohaska (Oct. 2018-Oct. 2020)  
Secretary ..... Sandi Misura (Oct. 2018-Oct. 2021)  
Treasurer ..... Gina Hyatt (Oct. 2018-Oct. 2021)  
Director ..... David Smith (Oct. 2018-Oct. 2020)

### Committees

Architectural Committee Chair – Sandi Misura  
Archway & Grounds Committee Chair – Cynthia Arey  
Articles & Bylaws Committee Chair – Mike Dorsey  
Block Party Committee (*needs a chair*)  
Budget/Fiscal/Audit Committee (*needs a chair*)  
City and County Liaison Committee (*needs a chair*)  
Communication Committee Chair – Jonathan Mills  
Covenant Committee Chair – Gina Hyatt  
Directory Committee Chair – Gina Hyatt  
Garage Sale Committee Chair – Cynthia Arey  
Governing Documents Committee Chair – Mike Dorsey  
Group Events Committee – Jenn Prohaska  
Legal Committee (*needs a chair*)  
Life-Cycle Events Committee Chair – Jenn Prohaska  
Neighborhood Care Force Committee (*needs a chair*)  
Neighborhood Events Committee Chair – Jenn Prohaska  
Newsletter Committee Chair – Gina Hyatt  
Nominating Committee Chair – Gina Hyatt  
Social/Welcome Committee Chairs – Sarah Mills,  
Alicia & Joe DiRago  
Website Coordinator – Marc Rochkind



Committee Chairs are needed for the: Block Party Committee, Budget/Fiscal/Audit Committee, City & County Liaison Committee, Legal Committee, and Neighborhood Care Force Committee. If you want to volunteer, please contact the HOA Board at [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or leave a voice message at 720-443-3471. Thank you!

## FUNBARREL!

Gunbarrel is a fun active place. Good weather is here so how about walking/biking to one of our local fun places!

### EVENTS:

#### Eats @ Gunbarrel by Aperitivo and Apex – 5530 Spine Road

The 2019 season of EATS @ Gunbarrel has been approved by the City of Boulder. EVERY Sunday afternoon beginning Mother’s Day, Sunday, May 12 from 3:30-7:30 pm on the Apex Apartment Campus. Modern food trucks and local bands will be featured. Visit Nextdoor or FB aperitivoboulder for the calendar of trucks and bands.

#### Avery Brewery Monday Fun Runs

In conjunction with TEAM-Boulder, Avery we will host a three-five mile fun run every Monday at 6:00 pm throughout Daylight Saving Time. If you are new to the run, be there at 5:30 pm to sign up or you may pre-sign up at [www.teamboco.com](http://www.teamboco.com) and hit the Avery Brewing Co. logo. Every week there are prizes to win and after the run, enjoy a brew on us! (Please remember to bring your ID!) Check their Facebook page for dates since there are a few Mondays in which we will not be hosting.

#### Finkel and Garf – Pints with a Purpose

Every Tuesday, Finkel and Garf host a non-profit organization. They have a chance to hang out, spread the word, and connect with the local community. In addition, \$1 of every pint sold will go back to them. For details, go to [www.finkelandgarf.com](http://www.finkelandgarf.com).

#### Gunbarrel Brewing Company - Wednesday Evening Fun Runs & Trivia

Meet at Gunbarrel Brewing every Wednesday evening for a free fun, social run hosted by Revolution Running. Runs start and finish at Gunbarrel Brewing Company. Trivia begins at 7:00 pm. Go to [www.gunbarrelbrewing.com](http://www.gunbarrelbrewing.com) for all the details.

#### Beyond the Mountain Brewing Co.

Enjoy live music and other events. Visit [www.facebook.com](http://www.facebook.com).

#### Good Eats!

Check out Elements Bistro, Aperitivo, The Morning Table, Café Blue, Protos Pizzeria, Raglin Market, Sancho’s Mexican Restaurant, Fringe Pizza, Rush Bowls, Lookout Café and Cocktails, Yurihana Sushi Bar and Pan-Asian Cuisine, Up Dog Café, Burger King, Snarf’s, Deli Zone, Subway.

#### Good Coffee!

Check out Tod’s Espresso Café, Aperitivo, Starbucks at King Soppers, and Ampersand Coffee Roasters.

#### Let’s Walk!

May 11 – Walk with a Doc, Coot Lake (6180 63rd) 8:00-9:00 am, Topic: Preventing Skin Cancer and Melanoma, Dr. Thomas Casey Gallagher with Boulder Valley Center of Dermatology.

June 8 – Walk with a Doc, East Boulder Rec Center (5660 Sioux Drive), 8:00-9:00 am, Topic: Tips on Optimize Your Doctor Visits, Dr. Elizabeth Cruse with Internal Medicine Associates at Buffalo Ridge.

## PROJECTS & EVENTS

The Board and Committees are working on the following projects. If you would like to participate, please let us know by emailing [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or by leaving a message at 720-443-3471.

- Entryway Lighting – Looking into installing motion or light sensor activated solar lighting on the arch. The purpose is to provide a safer area at night.
- Improvements at the entryway – New accent red rock gravel, pruning, and planting annuals.
- Ice Cream Truck Neighborhood Social - Need a volunteer to coordinate.
- Paint the Pavement – Painting Idylwild asphalt with ‘20 is Plenty’ as a way of slowing down traffic.
- Volunteer Coffee Gathering – Meeting with those who have indicated via Neighborhood Participation Forms their desire to volunteer or have to start/participate in an activity or group in our community.



## THE PROCESS OF REVISING THE HOA GOVERNING DOCUMENTS

Prior to the 2018 Annual Meeting, the Board decided to engage Melissa Garcia of Altitude Community Law to review our governing documents – the Declarations/Covenants, Articles, and Bylaws. The decision to hire Altitude Community Law was communicated at the Annual Meeting. Following the Annual Meeting, the Board and the Articles and Bylaws Committee (now known as the Governing Documents Committee) met with Melissa Garcia of Altitude Community Law (formerly Hindman Sanchez) and discussed how best to achieve this update. The draft documents prepared by Melissa Garcia are now being evaluated by the Board and the Governing Documents Committee.

The reasoning behind this task is that our current governing documents need modification because they are very outdated as well as contradictory. The Declarations/Covenants were recorded in 1963 and last revised and recorded in 1997. The Articles of Incorporation and Bylaws have not been revised since they were adopted in 1985 (Articles) and 2000 (Bylaws). For instance, the Board and Governing Documents Committee feel a Covenant about coal burning stoves and other such outdated regulations no longer apply. Another example is that none of the governing documents mention doing business via email.

Melissa Garcia has advised that our documents are not in compliance with current law, for example, we must provide for due process in implementing an enforcement mechanism for Covenant issues. Another concern is that there are several provisions in the Articles and Bylaws that contradict one another. The purpose of revising the governing documents is NOT to add more restrictions or to “push” our agenda for certain changes on residents/members, it is to modernize the current documents and bring them into compliance with current Colorado law.

We hope to follow the below plan for presenting the proposed revised governing documents to the Gunbarrel Green residents: Review by the Board and the Governing Documents Committee will be completed.

- Residents/members will receive a copy of the revised governing documents to review.
- Residents/members can submit their suggestions to the Board.
- A community meeting will be held for residents/members to discuss the documents and their suggestions.
- When we have documents that seem to meet the approval of most members, the final documents will be submitted to the membership for approval in accordance with the requirements contained in each existing document.

Altitude Community Law will guide HOA Membership, the Board, and the Governing Documents Committee in the above process and sequential events may be recommended. The Board and Governing Documents Committee will keep you informed on the progress of amending and restating our governing documents.

Our current governing documents specify amending them as follows:

### Provision for Amendment of Declarations/Covenants

Section 23 (in part) from Declarations/Covenants:

Such restrictions, covenants, and conditions while these restrictions, conditions and covenants are in effect may be extended, amended or revoked by the recording in the office of the County Clerk and Recorder of Boulder County an instrument signed by the then **owners of not less than sixty percent (60%) of such lots setting forth such extension, amendment or revocation**, provided always, however, that the Architectural Committee and its functions shall not be eliminated and any such amendment shall not have the effect of rendering such restrictions, covenants and conditions more difficult to comply with or of imposing more severe restrictions.

### Provision for amendment of Articles of Incorporation

ARTICLE VIII. Amendments

Amendment of these articles will **require a sixty percent (60%) vote of the entire membership.**

### Provision for Amendment of Bylaws

ARTICLE XIV. Amendments

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, **by a vote of sixty percent (60%) of voting members** in person or by proxy, provided that those provisions of these Bylaws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matter stated herein to be or which is in fact governed by the covenants and restrictions applicable to the properties may not be amended except as provided in such covenants and restrictions. Any proposed Bylaw change shall be published in writing with the notice of the meeting at which the change will be voted. Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of any conflict between the Covenants and restrictions applicable to the properties referred to in Section 1 of these Bylaws, the Covenants and restrictions shall control.

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## GUNBARREL GREEN HOA EMAIL POLICY



The Gunbarrel Green HOA Board of Directors wants you to know its policy regarding your personal email address and why it is important that you share your email address with the HOA. Also, if the address you originally sent to the HOA has changed, please send your new address to us at [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com). The HOA will use residents' email addresses to inform them about: safety issues/sheriff/county/city alerts, community events, HOA Board announcements and communications, Boulder County and City of Boulder issues that affect Gunbarrel Green.

The HOA respects your privacy; therefore, the Gunbarrel Green email database will not be automatically used for announcements by individual residents. Email is also a cost effective way for the Board to keep residents informed. A resident may email the Board with a request to send an announcement, and the Board will take it under consideration, assuming it first meets the above criteria.

If the HOA does not have your email address, please send it to [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com). If you receive unsolicited emails from residents, please let the HOA know about this activity.



## HOA COMMITTEE REPORTS

### ARCHITECTURAL COMMITTEE REPORT

The Gunbarrel Green Architectural Committee continues to be busy with a variety of approval requests. We find that our Gunbarrel residents are very informed about the covenants and are super cooperative in submitting information regarding their proposed residential projects. Thanks to all of you! It's a pleasure to work with you!

I would like to again thank the Architectural Committee members! We have a wonderful team and can arrive at decisions smoothly! My thanks to John Fischer, Tessa Reist Hathorn, Roy Hyatt, and David Smith!

In 2018, we received 34 requests for roofing approval! That's over 10% of our residents! We also get a lot of requests for fencing, decks, additions, new builds, and sheds.

I would like to remind everyone about the process of receiving HOA approval for new roofing. You do need a Boulder County roofing permit and approval from the HOA to replace your roofing material. Boulder County, rightfully so, is very strict about the type of roofing that can be used in unincorporated Boulder County. They look at fire rating, wind rating, snow load, material composition, and many other issues. These standards are in place to protect not only your home but neighboring homes. The HOA will not approve roofing material unless Boulder County approves its use. It saves time to get the roofing permit first (usually your roofing contractor will do this), then submits that to the HOA. The HOA will review this information and look at appearance, etc. and to make sure it complies with our covenants. There have been several issues regarding metal roofing and these issues have been considered on a case to case basis. Please note that the HOA or Boulder County is not "approving" the actual roofing material. We are "approving" the material for use in unincorporated Boulder County. Please visit the HOA website at [www.gunbarrelgreen.com](http://www.gunbarrelgreen.com) to see a list of approved roofing materials.

Regarding fencing, any new fencing needs HOA approval regarding materials to be used, height, and placement on your lot. Please refer to the covenants for information. Repairs, replacing missing pieces, etc. do not need HOA approval.

If you are uncertain whether your home improvement project needs HOA approval, or if you just want to discuss any of these matters, please contact any member of the Architectural Committee or you can email me at [misura911@msn.com](mailto:misura911@msn.com). Thanks for helping make our community so visually pleasing!

Remember, the covenants are in place to protect your property values!

*Sandi Misura, Chairperson - Gunbarrel Green Architectural Committee*

### COVENANT COMMITTEE REPORT

The HOA Board would like to extend a really big "thank you" to all of our neighbors for the outstanding job you all do keeping your homes and property looking so beautiful. As homeowners ourselves, we realize it's not an easy task. Enforcement of our covenants is certainly the very least favorite activity of the HOA and we understand that no one likes to receive a call or letter about a violation. It is certainly a wonderful feeling, however, to drive around the neighborhood and feel the pride that comes from seeing the results of our neighbors' hard work in caring for their properties.

If you see a covenant issue, please do not assume it is being ignored by the HOA. Sometimes residents choose to ignore HOA requests to correct a non-compliance issue forcing the HOA to seek a legal remedy which, unfortunately, takes time and incurs an expense for the HOA.

While the covenants are too lengthy to quote, below are a few things to keep in mind. The HOA Covenants are posted on the website: Covenant article: [www.gunbarrelgreen.com](http://www.gunbarrelgreen.com).

#### FRIENDLY REMINDERS!

**Landscaping and Safety** – Please check your property for weeds, shrubs, especially junipers, or trees that have grown into the street. Anything that encroaches on the apron or into the street is a serious safety issue for pedestrians and cyclists. Please check your shrubs and trees are not blocking a driver's clear view of oncoming traffic. Please cut back any overgrown landscaping. Also, if you see street flooding in our neighborhood, please contact Dave Webster, Boulder County, 720-564-2660.

**Slip and Fall** – The loose gravel and debris in front of our homes has caused some people to fall. The County will be coming by to clean our streets but they do not come by very often. Please sweep the apron and the walking area in front of your home and your side yard if you are on a corner. Your neighbors will appreciate your efforts. If you feel you need the County to clean your street, please call 303-441-3962.

#### **Trash Cans/Bins – Most complained about issue!**

We thank the neighbors who are placing their trash cans in the driveway area on trash pickup day – it makes our streets safer (vehicles do not have to veer around them when driving on our narrow streets). And, as a courtesy to your neighbors, please comply with the covenant regarding trash cans/bins. After your trash has been picked up, please store your trash bins in a location where they will not be visible from the street or by your neighbors.

#### **Objects Stored on Property: Campers, Trailers, RVs, Boats, Etc. –**

The Gunbarrel Green Covenants do not permit large objects such as trailers, RVs, campers and/or boats on properties within Gunbarrel Green unless they are stored out of view from the street, neighbors and the golf course. If you need to bring your recreational vehicle into the neighborhood to prepare for an adventure, please let the Covenant Committee know by email or by phone ([gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com), 720-443-3471) and share your plans. Thank you!

**Off Street Parking or Storage of a Vehicle** – Off street parking of a vehicle is not permitted except in a driveway. Please do not park or store your vehicles any place other than in your driveway.

**Outdoor Lighting** – For safety and security, it is important that each home has a working outdoor yard light. Please check your yard light to be sure it is working. And if you are planning a brief vacation, please place an outdoor control socket with light sensor photocell on your porch light. It will automatically turn on at night.

**Short Term Rentals** – Short term rentals of homes in Gunbarrel Green is not permitted. Long term rentals to a single family or adult are permitted. Rooms cannot be rented.

*Gina Hyatt, Covenant Committee Chair  
[gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com)*

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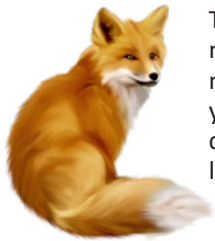
## DOGS IN THE NEIGHBORHOOD –

### Second most complained about issue!

There has been a noticeable increase in people walking dogs in our neighborhood. Some dogs are leashed; others are under voice control only. Voice control and leashed dogs have been allowed to do their business in our yards and in the streets in front of our homes, rather than in their owners' yards. Some people pick up solid waste after their pets. Unfortunately, some do not and some pick it up and leave the full plastic bag on other people's property. Homeowners do not take kindly to dog urine on their lawns, flowers, lamp posts, etc. or poop in their yards/side yards. Most dog owners do pick up solid waste from their pets but you can't get it all and homeowners do not want their children/grandchildren playing in the leftovers. Please be considerate of your neighbors. Please take your bags home with you!

**Barking Dogs** – Warmer weather brings complaints about barking dogs. Please do not let your dog(s) continually bark. If you are disturbed by barking dogs, please contact Boulder County Animal Control at 303-441-4444. They will give you information on how the problem may be resolved.

## WILDLIFE IN OUR NEIGHBORHOOD



The HOA Board thanks you for not feeding foxes and other neighborhood wildlife. Also, thank you for bringing your dog and/or cat food inside at night. Pet food left out at night encourages raccoons, skunks, and other wildlife. The Humane Society of

the U.S. gives us several reasons for not feeding any wild animals:

- "People food" isn't nutritionally suitable for wildlife.
- Animals lose their fear of humans, which isn't safe for the animal.
- Not all humans are lovers of wildlife and, from fear or dislike, may kill a "tamed" animal that's innocently approaching them for food.
- It isn't safe for humans because some bold animals may not take "no" for an answer and become aggressive.
- Feeding encourages larger numbers of animals to gather. This can incite fighting, as well as the spread of disease, sometimes to pets and humans and attacking domestic cats and dogs.

## HOA COMMITTEE REPORTS CONTINUED

### GUNBARREL GREEN SOCIAL COMMITTEE

Our fellow Gunbarrel Green residents, Sarah Mills and Alicia DiRago, are volunteering once again to head up the Social Committee! The goal of the committee is to provide our neighborhood with more opportunities to come together, socialize, and learn about our neighbors.

#### Mark Your Calendars!

On the second Tuesday of the month, June through August, residents are invited to meet at the archway to walk, stroll, or bike (or drive) to one of our Gunbarrel breweries for happy hour with neighbors – 5:30 to 7:00 pm. The 2019 schedule is:

- June 11, 2019 – Finkel & Garf
- July 9, 2019 – Gunbarrel Brewing
- August 13, 2019 – Avery Brewing

Be on the lookout for future HOA social events like the Halloween Pumpkin Wagon on our Facebook Page and neighborhood website. And if you see someone with a canvas bag with our Gunbarrel Green logo on it, say "Hi!" It's probably one of our new neighbors!

*Sarah Mills, 714-227-0181, sarahmills@gmail.com*

### TREASURER REPORT

I want to thank the 248 residents who have paid their 2019 HOA dues. Also, my thanks to the four residents who have paid past dues. 57 residents have not yet paid. You can pay your dues by sending your check to Gunbarrel Green HOA, PO Box 11217, Boulder, CO 80301 or pay online by going to the HOA website at [www.gunbarrelgreen.com](http://www.gunbarrelgreen.com) and clicking on Pay Dues on the left side of the home page. If you have a question about your statement, please email or call me.

The HOA Board is currently working on the enormous and necessary task of revising the HOA governing documents and your support is needed.

The March 2019 Treasurer's Report and 2019 Budget are posted on the HOA website. You will notice that this fiscal year, the HOA Board is taking money from the Operating Savings account to meet its anticipated expenses.

When a resident raised concerns that the HOA was illegal because it was not compliant with the CCIOA (Colorado Common Interest Owners Act) regulations, the HOA Board sought counsel from Altitude Community Law, a firm that specializes solely in HOA law. The HOA Board learned that the HOA was not governed solely by the CCIOA rules and the Board also learned that revising the governing documents is paramount to maintaining the HOA which protects our property values and the aesthetics of our neighborhood – the reason we invest in our homes!

\$17,000 has been budgeted for revising the outdated HOA Articles/Bylaws and Declaration. The \$17,000 includes: attorney's fees, community meetings, printing meeting notices, printing of the drafts and subsequent final documents and postage to mail the packets to residents for review and make suggestions – this is a team effort! Further, the \$17,000 that is earmarked does not create a budget deficit because the funds are in the operating bank account designed for this purpose.

The 2019 Budget also shows \$3,000 for legal fees that are not related to revising the governing documents. The HOA Board has been faced with spending those funds to get legal assistance in implementing Section 11 of the Covenants which pertains to parking RVs in driveways.

Please contact me if you have questions.

*Gina Hyatt, Treasurer  
gunbarrelgreen@gmail.com, 720-443-3471*



"I think I am good looking but your neighbors may not agree! Please hide me!"



**GOOD ADVICE...**

**SHEDS AND GARAGES: LOCK THEM UP!**

The best deterrent to keep thieves from stealing your property is a lock and key. Don't assume you are safe from these unwanted people just because you are at home.

**STOP A BURGLAR: LOCK UP WHEN YOU SPRUCE UP!**

If you are out working in your yard, make sure you keep your doors locked. Carry a key with you and lock your front door and your back door. Some criminals specialize in stealing from homes when people are outside doing yard work.

**NEIGHBORHOOD AWARENESS: THE KEY TO CRIME PREVENTION!**

Being a good neighbor can be one of the best crime prevention tools. Criminals and con artists often use the warm weather to take advantage people, especially the elderly. If you see strangers sizing up your neighbors' home, a call to 911 will get an officer to the scene to check things out.

**KEEP PATIO DOORS LOCKED!**

Never leave a patio door unlocked while away from home. Security experts recommend a security bar placed between the sliding door and the doorjamb. These bars are often referred to as "Charlie bars." Don't assume that the latch on the door is secure enough to ward off a thief.

**GUNBARREL GREEN HOA MARCH BOARD MEETING**

**AGENDA**

March 27, 2019 from 7:00 to 8:30 pm – Hampton Inn, 3rd Floor – Lookout Road

- 7:00-7:15 Discuss Meeting Protocol and Open Floor for Residents
- 7:15 Call Meeting to Order & Approve the Agenda
- 7:16 Acknowledgement of a Quorum
- 7:17-7:25 Revise or Approve Minutes 9/18/2018 Board Meeting
- 7:25-7:30 Treasurer's Report and Acknowledgement of Budget – Gina Hyatt
- 7:30-7:45 Committee Reports

Architectural Committee – Sandi Misura, Chairperson  
General comments by Chairperson

Archway/Entry Committee – Cynthia Arey, Chairperson  
Update landscaping gravel upgrade at archway

Directory Committee – Gina Hyatt, Chairperson  
Update on community directory

Traffic/Safety Committee – Cynthia Arey, Chairperson  
20 is Plenty – Slow Down street painting  
Street cleaning

7:45-7:55 Old Business  
Update on amended and restated governing documents

7:55- 8:30 New Business  
www.GunbarrelGreenHOA.com  
Christmas lights year around  
Motion Detection Lights at Entryway  
Newsletter topics  
Short term rentals  
Street Cleaning—individual residents' apron  
Tree houses/playhouses  
Street flooding  
Entry/Archway west fence painting  
Website additions—HOA Required documents  
Country Club community meeting for committee volunteers  
Community events: Longmont milk bottle tops and Paper Shred Day

8:30 Adjournment

**QUARTERLY BOARD MEETING MINUTES (DRAFT)**

Date: March 27, 2019  
Location: Hampton Inn, 6333 Lookout Road, Boulder, Colorado  
Board members present: Cynthia Arey, Gina Hyatt, Sandi Misura, Jenn Prohaska, David Smith

An Open Forum for members/home owners was held prior to beginning the meeting. Residents attending: Mike Dorsey, Greg Jablonski, Don McLean, Marc Rochkind, Lynn Trumble. Greg Jablonski suggested we include the meeting agenda when we email/mail notices of the open Board meetings. Don McLean suggested we remind people again to put their trash cans out of sight and pay particular attention to shrubbery that has grown over the concrete aprons. Lynn Trumble commented on the overgrown junipers that

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encroach onto the street apron are safety hazards in many places. Marc Rochkind expressed his disapproval of the 2019 HOA Budget line item of \$17,000 for revising/restructuring our HOA governing documents (Articles of Incorporation, Bylaws, Covenants), as well as the transparency of this project. Mike Dorsey, Chairman of the Articles & Bylaws Committee, stated that this project stopped last Fall when we changed attorneys and made the decision to have our new attorney review all of our documents for compliance with current Colorado law, etc. and suggest changes to these previously revised documents.

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The meeting was called to order at 7:18 p.m. by Cynthia Arey, President of the Gunbarrel Green HOA. Cynthia announced a quorum is present. Tonight's agenda was approved. Motion by Gina, second by David.

The Minutes from the previous board meeting (9.18.18) were presented for approval. Motion to approve by David, second by Gina. **Motion passed.**

Treasurer's Report – Gina Hyatt – Gina presented the 2019 Budget and the 1.1.19 to 3.25.19 Treasurer's report.

Architectural Committee Report – Sandi Misura – this committee is still busy with roofing approval requests due to hail in 2017 and later. Gina Hyatt and Mike Dorsey thanked this committee for their work. Reminder that all tree houses and play houses need Architectural Committee approval.

Archway Committee – Cynthia Arey – Cynthia got four bids to do the previously approved landscape work around the arch entrance. Emerald Landscaping had the lowest bid and they will start next week. The pathways stay the same but the surrounding area will have new crushed red stone.

HOA 2019 Directory – Gina sent the information to the printer today. We will receive a draft to approve before the final

version is mailed. The directory is mailed to all members every other year.

Traffic Committee – Cynthia Arey – Cynthia has been communicating with the County to get our streets cleaned. One resident slipped on the accumulated gravel at the edge of the street. David Smith volunteered to talk to the groundskeeper at Boulder Country Club to see what can be done about the drainage problem at Idylwild and Indian Peaks (west). Cynthia and Gina researched the possibility of painting "20 Is Plenty" on Idylwild. No decision on this yet.

Governing Documents Committee/Articles & Bylaws Committee – Cynthia reported that Melissa Garcia, our new attorney (Altitude Community Law) said we would have our draft information in approximately three months from our last meeting with her. It has been about 3-1/2 months and Melissa reported we would have our draft documents soon. Cynthia addressed the issue of the \$17k budgeted for attorney fees for this project. We hope to come in under this figure. When we receive her drafts, we will make our changes, then send all the documents to the members for input. There will be a community meeting for additional input. With new revisions incorporated, the documents will be sent to every member for final approval. This has turned out to be a tedious process but it will be done legally and correctly.

New Business – Cynthia Arey moved that we purchase the domain name "gunbarrelgreenhoa.com." She said the cost would be \$15 per year. David seconded the motion. **Motion passed.**

There was discussion about the possibility of having the white lights on the arch (Lookout Road) all year. It would cost \$12-\$15 more per year for the power. Sandi moved we postpone this issue until we can get more community input. David seconded the motion. **Motion passed.**

Gina moved that we purchase downward facing solar motion detector lights for the arch area. She asked for a budget of up

to \$300 for the lights and installation. David seconded this motion. **Motion passed.**

Sandi proposed looking into painting the west side fence at the arch the same color as the east side fence to brighten up that area. Trees need to be pruned there too. Cynthia and Gina thought the fence was owned by the adjacent home owner so this plan wouldn't work. Gina moved to not do this at this time. David seconded. **Motion passed.**

We would like to have a meeting for all who have indicated they want to volunteer on HOA committees. David will see if we can use a meeting room at the Boulder Country Club.

Community events – Gina will look into the cost of having a paper shredding truck come out so our members can shred unwanted paperwork. She also mentioned saving the milk bottle caps from Longmont Dairy deliveries so we can donate these to schools.

Cynthia reminded everyone that short term rentals are not allowed in our HOA members' homes.

Transfer fees and Status letters – Our HOA currently does not charge a transfer fee when a home is sold/bought. We used to charge \$100 and since we stopped charging, we have lost \$2,300 in revenue. Cynthia (who is a realtor) said less than 1% of HOA's do not charge transfer fees. Typical HOA's charge from \$400 to \$600 for the transfer fee and status letter. Marc Rochkind suggested we amend the Bylaws with one sentence so we can begin to charge \$100 again.

The next board meeting date, place and time (in approx. 3 months) will be on the HOA website.

Motion to adjourn at 8:31 p.m. by Cynthia, second by Jenn. **Motion passed.**

Respectfully submitted,  
*Sandi Misura, Secretary*

## WE WANT TO HEAR FROM YOU!

Perhaps, you would like to help the HOA improve our neighborhood with your ideas and assistance.

**Please contact the HOA Board at 720-443-3471 or [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com).**

Quarterly Board meetings are open to all Gunbarrel Green residents.

Please check [www.gunbarrelgreen.com](http://www.gunbarrelgreen.com) for information on our next Board meeting.



**VOLUNTEER NEEDED  
TO COORDINATE AN  
ICE CREAM TRUCK  
NEIGHBORHOOD SOCIAL.  
YOUR HELP WILL BE  
GREATLY APPRECIATED!**

## **SCAMS! SPYWARE! HACKERS!**

It recently came to my attention that one of our neighbors had lost thousands of dollars due to a computer related scam. The scam did not begin as a spyware or virus infection on his computer, but as a phone call from "Microsoft." The call wasn't from Microsoft, of course, but from professional scammers whose entire day is spent devising ways to steal your money. There are many variations in scammers' approaches, but most also have a few things in common.

Scammers often represent that they are from an organization with authority or power, such as Microsoft, the IRS, Social Security Administration, your bank or our credit card company. They will tell you of some very concerning issue they have discovered, and enlist your help in resolving it. This will usually involve you giving them remote access to your computer, and will likely include you giving them personal information so they can "verify" who you are. The information they request may be user names, passwords, the answers to security questions, or even bank accounts and balance information.

If you give them computer access or personal information, you will be at their mercy. Their full time job is to steal your money and information.

A common reaction to hearing of someone's scammer misfortune is to think that we would never fall for something like that, that it is easy to recognize a scam, whether from the odd computerized voice, or the foreign accent and bad grammar of the person calling. Thankfully, most of the time that is exactly how easy it is. But scammers find our vulnerabilities frequently enough to make it a very lucrative way for them to make a living.

Here are a few things to remember if you get a questionable phone call:

- The IRS will never call you about a tax issue. They will send you a letter if they have any questions. The same is true for the State of Colorado.
- Microsoft will never call you about a computer issue unless you have called them first.
- Social Security will never call you requesting information.
- Any unsolicited call, no matter who it is from, is almost certainly a scam if the caller wants to offer you a refund, or asks about any personal information.

The best way to deal with these calls is to immediately hang up. Never give remote access to your computer to anyone you do not know.

It is almost inevitable that you will get spyware and experience "scareware" on your computer. The programs will piggyback on legitimate downloads, insinuate themselves via website advertising, and install from websites specifically designed to infect your computer. Most of these programs are more annoying than dangerous, but you should not allow any of them to remain on your computer. If you notice a new program has appeared and you don't know where it came from, it is likely some variation of spyware.

In order to minimize computer infections, you should use a good anti-virus, as well as a program designed to specifically target spyware. I recommend Malwarebytes, which has both paid and free versions and may be downloaded from [www.malwarebytes.com](http://www.malwarebytes.com). I use the free version, as do most of my clients, but the paid version does offer real-time protection and may be a good choice if you are prone to being infected.

Any time feel unsure about a phone solicitation or computer message, I will give you my opinion (at no charge) about whether it is a valid message or a 'phishing' attempt. Just give me a call.

*Tom Tuggle, PC Doc, 303-527-5050  
Long-time Gunbarrel Green resident*