



YOUR HOA CARES

As we all pause and reflect our lives, we know that the Coronavirus (COVID-19) pandemic is changing how we live, work, and serve you as a volunteer HOA Board. This is NOT the new normal! We will continue our typical routine in a few months. In the meantime, with an abundance of caution and social distancing, we have deflected a Board Meeting and the scheduled Governing Documents Committee Meeting. Both meetings were scheduled for March.

Perhaps, this could be an excellent time to give the HOA your email address if you have not done so prior to this time. We do not share your email addresses and will use it for broadcasting community announcements as well as our Gunbarrel Green newsletters. Please return the survey in this newsletter to help us navigate virtually or by the postal service. Thank you.

We are sending everyone an abundance of well-being and encouragement. We will keep you informed on HOA matters, primarily via email. Stay safe, stay healthy, stay calm, and know you may reach out to us.

Sincerely,
Gunbarrel Green HOA

SAFETY

Dear Residents,

Because of the Coronavirus, there are more pedestrians, cyclists, and especially children on our streets. Please be watchful! Observe the 20 MPH speed limit and even go slower if conditions warrant it.

Thank you!



WHY IS THE VOLUNTEER GUNBARREL GREEN HOA IMPORTANT?

Did you know that Gunbarrel Green HOA is possibly the largest HOA in Colorado that is managed only by volunteer members and not by a paid, professional property management company? We have a progressive, unique self-managed community where the HOA provides:

- ✓ Supports architectural harmony to sustain value in our community.
- ✓ Creates, prints, and mails residents informative community newsletters.
- ✓ Generates a biennial Community Directory.
- ✓ Has a user-friendly website with general information as well as required Colorado HOA documents.
- ✓ Has rapid HOA email responses to residents' emails.
- ✓ Has prompt phone responses to callers.
- ✓ Broadcasts community messages via emails to residents.
- ✓ Promotes road safety for autos, pedestrians, bikers, children, and golf carts.
- ✓ Provides safety suggestions for residents (trash cans, pedestrian walking, and biking).
- ✓ Researches if rental occupancy appears to be short term rentals or multiple unrelated renters.
- ✓ Approaches residents regarding covenant issues so neighbors are not confronting neighbors.
- ✓ Prepares and files Federal and State Taxes (NO charge).
- ✓ Facilitates community social events.
- ✓ Maintains handsome archway entrance at Idylwild Trail and Lookout Road (mowing, watering, flower planting, and trash removal).
- ✓ Maintains mowing 10' to 15' west side of 75th Street (between sidewalk and fence) extending from Old Post Road to Old Mill Road (most northern entry) plus mow around the 25 foot entries at Old Post Road and Old Mill Road.
- ✓ Maintains liability insurance protecting archway structure.
- ✓ Maintains liability insurance for Directors and Officers.
- ✓ Maintains financials by providing budgets, balance sheets, and HOA dues billing.
- ✓ Provides essential accounting information on community website enabling owners to easily refinance or sell their property. The buyers' lender and/or the title company, also, contacts the HOA Treasurer.
- ✓ Keeps residents informed about County, City and community safety issues.
- ✓ Provides a neighborhood voice to County and City officials.

WHAT THE HECK DOES OUR VOLUNTEER HOA DO?

Most HOAs that have 309 participating properties are managed by professional management companies. The Gunbarrel Green HOA volunteers are worker bees quietly working in the background making Gunbarrel Green a better place to live and a safer place to enjoy, while still promoting reasonable HOA dues—\$8.33/month or \$100/year.

Did you know that the state of Colorado REQUIRES certain documentation and procedures for HOAs? The people who implement these state policies are usually paid professional management companies—not a group of volunteer residents who live in the HOA community.

Some people in our community are questioning whether we need an HOA. Our HOA can be your best friend for many reasons, though the main reason is sustaining/increasing your property values. Along with the exclusive services that an HOA does—going above and beyond what Boulder County could do to alleviate unfavorable situations. The HOA understands, too, that some folks just do not want to be guided on what they can do or cannot do—any guidance is simply not acceptable. Your HOA Board believes that most Gunbarrel Green residents understand the value of having the HOA.



To contact a Board member, please email gunbarrelgreen@gmail.com or leave a message at 720-443-3471.

HOA BOARD OF DIRECTORS

- Gina Hyatt
- Don McLean
- Sandi Misura
- Marc Rochkind
- David Smith



HOA DUES

The HOA thanks all of you who have paid your 2020 HOA dues (\$100 per year). If you have not yet paid your dues, please consider sending a check or paying online today. Paying now will make a second billing unnecessary which saves the HOA money and volunteer time.

Online Payments: Please go to the HOA website: www.gunbarrelgreen.com. On the left side of the home page, you will see Member Services. Below that is a link Pay Dues. Clicking Pay Dues will take through the process. The vendor the HOA uses is PayLease. Recently, PayLease changed its name to Zego (powered by PayLease). It is the same company doing an excellent job serving the HOA.

Postal Mail: If you prefer mailing a check, please send a check payable to Gunbarrel Green HOA to Gunbarrel Green HOA, PO Box 11217, Boulder CO 80301.

If you would like to discuss any past due amount owed, please contact me.

Thank you for your support of the HOA!

Gina Hyatt
Gunbarrel Green HOA Treasurer
gunbarrelgreen@gmail.com
720-839-6646

GUNBARREL GREEN HOA WEBSITE

Be sure to visit the Gunbarrel Green website – www.gunbarrelgreen.com. The website has HOA documents (Articles/Bylaws/Covenants), online dues payment information, Board and Annual Meeting minutes, general Gunbarrel information, social activities, and more.

VOLUNTEER BOARD OF DIRECTORS AND COMMITTEES

Getting involved in our community as a member of a volunteer committee or Board member makes sense on many levels. Not only is it rewarding to know you are contributing to your community but you are also meeting more of your neighbors and making a difference in their lives! Also, you are saving the HOA a considerable amount of money because they won't have to hire a professional management company. Serving on a committee or on the Board shows you have an interest in your community and are willing to help. All volunteers are welcome. Please let the Gunbarrel Green HOA know your interests by emailing gunbarrelgreen@gmail.com. Thank you!

BOARD POSITIONS

President – The President shall see that orders and resolutions of the Board of Directors are carried out.

Vice President – The Vice President shall perform all the duties of the President in the absence of the President.

Secretary – Sandra Misura (10 years of Gunbarrel Green HOA volunteer service.) – Attends all HOA Board, annual and special meetings and records the Minutes. Sends copies of the Minutes to the HOA Board for final review. The Secretary shall record votes taken at all HOA meetings and include this information in the Minutes.

Treasurer – Gina Hyatt (42 years of Gunbarrel Green HOA volunteer service.)

- Registers our HOA with the Colorado Secretary of State.
- Registers our HOA with the Department of Regulatory Agencies (DORA). (Failure to send the SOS and DORA reports and pay the fees on time will result in fines and loss of member-in-good-standing status).
- Prepares and files U.S. tax returns for the HOA.
- Prepares and files Colorado C Corporation income tax return.
- Prepares and mails HOA dues statements in January.
- Monitors dues that are paid online.
- Prepares and mails HOA dues statements in June for those who have not paid.
- Responds to emails and questions regarding the HOA dues.
- Prepares Annual HOA Budget (contacts committee chairs and Board members for their anticipated annual expenses).
- Makes two to three weekly trips to the Gunbarrel post office to check the HOA mailbox for bills and dues payments.
- Posts all expenses and revenue using an Excel spreadsheet.
- Pays HOA bills.
- Manages two bank accounts (the HOA has two accounts at First Bank in Gunbarrel (a checking and a savings), reconciles the monthly bank statement for the checking account. The savings account statements are quarterly.
- Makes frequent HOA dues deposits into the HOA bank account.
- Maintains a current resident address list and email addresses as well as renters' names and addresses.
- Pays and monitors insurance policies. Periodically checks the insurance rates the HOA is paying to ensure fair rates. The HOA maintains two insurance policies – one for the archway and one for Board of Directors.
- Generates Treasurer's reports for Board meetings and the Annual Meeting; also prepares budget reports and end-of-year reports.
- Prepares and processes Status Letters that are required for all property sales or to obtain refinancing upon request from a title company. The Status Letters include all Colorado mandated documents and an HOA Transfer Form that Buyers are asked to complete and return to the Treasurer so the HOA will have their names and contact information on file. The letters also refer the title companies to the HOA website which has title company information as well as the state-required documents for the sale of properties within an HOA designated area.
- Sends additional Status Letters to banks and other lending institutions on behalf of residents who want to refinance or obtain a reverse mortgage to verify their HOA dues status.

continued



Treasurer Position continued

- Begins the process of welcoming new residents. When an HOA Transfer Form is received from the title company after the settlement of a property, the chairperson of the HOA Welcome Committee is notified. (See Welcome Committee).
- Monitors the Gunbarrel Green HOA emails which are sent to gunbarrelgreen@gmail.com. Forwards all emails to the proper Board member or committee chair. Responds to each email letting the sender know the email has been received as well as checking emails sent to the HOA email address.
- Monitors all HOA phone calls and responds accordingly.
- Generates and forwards approved “blast emails” to the residents. All blast emails must be approved by a majority of the Board.
- Maintains and organizes all HOA files/records.
- Generates the approval letters for the Architectural Committee and notifies the Board if any issue may be forthcoming. Prints, mails, and scans the approval letters to the residents and often to Boulder County.
- Weekly reviews the list of Boulder County Building Permits so prompt approval of residential building permits can be issued if needed as well as contacting the Architectural Committee for action on the project.
- Weekly reviews of the real estate sales in Gunbarrel Green.

Annual Gunbarrel Green Garage Sale and Community Food

Drive Committee – Chairperson is needed. Cynthia Arey has organized and chaired this committee for the last nine years. Historically, the Annual Gunbarrel Green Garage Sale is held on the third Saturday in September.

Committee Duties:

- Obtain a website domain name for the event. Create a website and advertise in the newspapers and online. There is also a section that gives visitors directions to Gunbarrel Green.
- Two months before the garage sale, send postcards, place ad in the community newsletter, set up a neighborhood email broadcast, place information on the community Facebook page and community website asking our residents to participate.
- One month before, place a reminder sign by the archway and at the Carter Trail and south Idylwild Trail entry areas.
- Ten days before the garage sale, contact the *Daily Camera*, *Times Call*, *Hometown News* (Superior, Erie, Louisville, and Lafayette newspapers), *Colorado Daily*, and arrange five days of ads.
- One-week before the sale, place a sign on the island on Lookout Road and at Carter Trail and Idylwild Trail saying “Community Garage Sale This Saturday.”
- As donation checks are received (payable to Gunbarrel Green HOA), keep a record of residents’ names, street addresses, and the donations received.
- On Wednesday before the sale, make a list of all residents participating, create a map with the property locations, and design a numbered tour/route.
- On Thursday evening, post the event in Gunbarrel Nextdoor section and again on the HOA Facebook page.
- The day before the sale (Friday), hand-deliver to each participant the yard signs showing the route number, a donation box for food drive with a large flyer saying Food Drive Items, and 30-40 color maps showing the locations of all the properties participating.
- On Saturday morning at 6:00 a.m., begin to place 45 directional garage sale signs in the neighborhood.
- At 1:00 p.m., pick up directional street signs in the neighborhood.
- At 2:00 p.m., return to all participating residents to pick up signs and food donations.

- Deliver record of expenses, participants’ names, the amount of donations, and the checks/cash to the HOA Treasurer.
- Deliver the food items collected to Community Food Share in Louisville and designate that the name of the donor is the Gunbarrel Green HOA.

Architectural Committee – Sandi Misura (Chairperson)

Committee Duties:

- Reviews all resident requests for remodeling, new building, fences, roofing, sheds, exterior paint color, new doors and windows, solar panels, etc.
- Evaluates if resident requests comply with the Gunbarrel Green governing documents.
- Evaluates if Boulder County permits are necessary for the proposed project.
- Maintains steady communications with the residents who have requested improvements.
- Maintains a written record of the committee’s projects/actions.
- Forwards Architectural Committee decisions to the Board for final approval.

Archway & Grounds Committee – Chick Misura (Chairperson); Cynthia Arey has chaired this committee for the last six years.

Committee Duties – Arch:

- Annually checks the condition of these items: stone masonry and pointing of joints, paint on the east fence (not our fence), electrical fixtures (wiring, etc.), and steel arch structure.
- Annually reviews the HOA Liability Insurance with the Treasurer to ensure proper coverage.
- Regularly checks that the night lighting is working properly (archway and subdivision sign) and that the light fixtures are in good repair. If repairs are needed, contact an electrician (coordinate with Treasurer).
- Schedules the installation and removal of the holiday lights. Periodically gets bids from competing installers.
- Installs holiday wreaths and planter box decorations. Remove at end of season and place in HOA storage locker. Repair/replace as necessary.
- Monitor the lighting electric bill with Treasurer.

Committee Duties – Grounds:

- Schedule annual City of Boulder required backflow inspection.
- Oversee the landscape company who performs the following:
 - Mowing the grass at the archway, along Lookout Road from the church to the western ditch (fence to street), and 75th Street between Old Post Road and Old Mill Road and at the road by the entryway mowing the surrounding area of approximately 25 feet.
 - Apply fertilizer and weed control as required at the archway.
 - Rototill the lawn annually at the archway.
 - In spring, inspect and turn on the sprinkler system at the archway. Winterize in fall.
 - In spring, trim the boxwoods to minimize the size for the flower boxes.
 - Set the sprinkler system timer and monitor its operation.
 - Oversee the operation of the sprinkler system and arrange repairs when needed – coordinate with Treasurer.
 - Monitor water bills with Treasurer.
 - Oversee the planting and upkeep of the flowers and shrubs in the planter boxes.
 - Oversee supplemental watering of the planter boxes in hot weather and manage winter watering of trees/shrubs as needed.
 - Arrange the addition of crushed stone in the archway area pathways as needed.

continued



Archway & Grounds Committee continued

- Schedule tree pruning at archway with landscape contractor as required.
- Call the City of Boulder for removal/pruning of Russian Olive trees along Lookout Road.
- Order street cleaning when needed in the community.
- Call Boulder County for removal of dead animals in the archway area or along Lookout Road.
- Remove unapproved signs placed in the archway grassy area.
- Arrange/organize arch area trash pickup during warm months.

Suggested future projects to be approved by the Board:

Add light fixtures for safety on gravel paths on the surrounding walking/biking paths around the archway.

Audit Committee – Chairperson is needed. Check the HOA books (checking account and operating savings account) on an annual basis or if the Board asks for an audit.

Block Party – Chairperson is needed. Plan an annual block party for the neighborhood. The Board, Social Committee, and Communication Committee will assist.

Covenant Committee – Gina Hyatt (Chairperson)

Committee Duties:

- Receive and review covenant violation complaints.
- Assesses if a violation exists.
- Approach residents regarding covenant violations and discuss possible remedies.
- Follow up to learn if the issue(s) has been improved/resolved.

Directory Committee – Gina Hyatt (Chairperson)

Committee Duties:

- Maintain an updated list of members who have consented to appear in the directory.
- Update area service phone numbers as well as Boulder County officials' names and phone numbers.
- Contact Gunbarrel Green residents and Gunbarrel retailers/restaurants for advertising.
- Prepare the biennial HOA directory for printing and mailing.

Fiscal Committee – Chairperson is needed. Works with the Treasurer to ensure the financial stability and to prepare an annual budget. Gives guidance to the Board regarding expenditures not in the budget.

Governing Documents Committee – Mike Dorsey (Chairperson). Coordinates committee and public meetings and community information regarding the current HOA governing documents revision project.

Interface Committee (Boulder County & City of Boulder) –

Chairperson is needed. Keeps the HOA Board informed regarding County and City issues that affect Gunbarrel and Gunbarrel Green, and reports on issues neighboring HOAs may be addressed. Members of this committee might represent the HOA Board at meetings with the City of Boulder and Boulder County.

Legal Consultation – Chairperson is needed. Pro bono consultation with the Board.

Neighborhood Assistance Committee – Chairperson is needed. This committee will coordinate assistance for our elderly and/or disabled neighbors as needed.

Newsletter/Information Committee – Gina Hyatt (Chairperson) Manages the articles, information, ads, printing, and distribution of the HOA newsletters to Gunbarrel Green residents.

Nominating Committee – Gina Hyatt (Chairperson). Provides the Board with a list of potential Board and committee chair volunteers when needed.

Safety Committee – Chairperson is needed. Cynthia Arey chaired this committee for the last eight years.

Committee Duties:

- Manages programs and information to minimize the speeding in the neighborhood, distributes “20 is Plenty” signs.
- Monitors children/young adult golf cart misuse on the streets.
- Continues to monitor the possibility of placing speed bumps on Idylwild Trail and possibly Old Post Road.
- Intermittently works with the County Transportation Department to schedule a traffic count on Idylwild Trail (two locations) to help determine the amount of drive through traffic. The next timeline to run the monitors ‘should’ be scheduled in the spring of 2020.
- Oversees vision blockage of trees/shrubs at road intersections (with Covenant Committee participation).
- Encourages residents to prune shrubs extending over all the concrete aprons (blocking pedestrian walk areas).
- Encourages and approaches residents, visitors, contractors, and guests about the safety in parking on one side of Idylwild Trail and reminds them not to park on any of the Idylwild Trail curves.
- Encourages and approaches contractors about general safety regarding parking on all neighborhood roads and asks that no trailers be parked on roads.
- Encourages residents, contractors, and guests to park on one side of the road when visiting.
- Encourages safe placement of garbage cans on trash pickup day (up to three feet from the cement apron toward the house).
- Promotes safe measures for children entering and departing on school buses.
- Programs and maintains the two HOA owned monitors on Old Post Road and Idylwild Trail.
- Promotes safe walking (opposing traffic) and biking (with traffic) on Idylwild Trail – wear bright clothing during the day and light reflective clothing and lights at night.
- Suggested future projects to be approved by the Board:
- Help facilitate the resolution of the water flooding issue as well as the mosquito issue at Carter Trail and Idylwild Trail with the responsible parties – Boulder Country Club and/or Boulder County.
- Continue to research the possibility of a stoplight at the intersection of Lookout Road and Idylwild Trail.

Social Events Committee – Chairperson is needed. Plans social events that will bring our community together. Examples: gourmet club, families with young children group, activity group for teens, book exchange, chili competition, connecting residents from same areas of the country. Works with chair of Block Party and Group Events Committees.

Website Coordinator – Marc Rochkind. Coordinates, posts approved HOA documents and Colorado HOA required documents on the Gunbarrel Green HOA website.

Welcoming Committee – Jenn Rodehaver (Chairperson). Helps new homeowners get acclimated to their new community and lets them know what volunteer opportunities are available. New residents are greeted with a Gunbarrel Green tote bag, a Gunbarrel Green HOA Directory, and a small gift. This program began in 2019.



MOVING FORWARD WITH THE GOVERNING DOCUMENTS REVISION PROJECT

As a responsible HOA community abiding by the statewide regulations, we have the duty to undertake, again, the revision process of our out-of-date governing documents: Articles, June 11, 1985; Bylaws, May 13, 2000; Covenants, July 20, 1963. Gunbarrel Green HOA is a nonprofit corporation under the Colorado Nonprofit Corporation Act. If you think that the revision process is not necessary, simply do an online search of the 64-page 2019 Colorado Nonprofit Corporation Act and review the provisions. Gunbarrel Green HOA is a nonprofit corporation that falls under the umbrella of this Colorado Act. Unfortunately, our current governing documents do not provide guidelines in navigating operations in tandem with the Colorado Nonprofit Corporation Act.

Further, the second Colorado law that may pertain to some of the revised governing documents is the pre- and post-1992 Colorado Common Interest Ownership Act (CCIOA). There are two timelines with two different provisions for each (pre- and post-1992) for the CCIOA. For more information, you can find this Colorado law online. Because the Gunbarrel Green HOA documents were recorded before 1992, the CCIOA sections that may apply to Gunbarrel Green are pre-1992. Some of the post-1992 provisions are beneficial in the operations and procedures—which can provide clear operational guidelines for an HOA Board.

After considering some of the advantages of the CCIOA (both pre- and post-1992), the Board directed the HOA attorney, Melissa Garcia, to draft the documents submitted to the community last fall and to include our HOA under ‘some’ of the post-1992 terms (optional) and the terms for the pre-1992 CCIOA (required). As a result of having a choice, many provisions that were in the old articles and bylaws are now found in the draft Declarations.

Perhaps, when considering the above information about the essential nonprofit law rules and the use of some of the helpful provisions of the CCIOA law, you can better understand the necessity of the HOA moving forward in revising/updating our current, outdated governing documents. The Board acknowledges that there was insufficient explanation/meaning/intent accompanying the (first) DRAFT of the governing documents sent to the residents last fall.

Here are some clarifications to some incorrect interpretations regarding the first DRAFT governing documents:

- 1. Education issues** involve knowing and understanding state legal requirements for HOAs. Mainly, the Colorado Nonprofit Corporation Act and CCIOA does NOT mean the HOA could be sponsoring gardening classes, child-rearing classes, and comparative religion classes. Educating the community about HOA issues and topics is and will be our emphasis in our newsletters (as we have done in this issue), some community email broadcasts, and website postings.
- 2. Self-help and privacy issues** involve the HOA approaching homeowners if their property seems abandoned and/or neglected. Several times neighbors have complained about weeds/grass being knee-high in yards due to the residents vacating the property, possibly due to foreclosure or construction/remodeling. Sometimes when the homeowners are not living on the premises, the condition of the property and landscaping deteriorates. Complaints, generated by the

neighborhood, drive the action to contact the owner to improve the situation. The HOA prides itself in respecting your privacy, your property (your castle), your property rights, and your property lines. The HOA has absolutely no intention of walking on your property without your invitation.

- 3. Lifestyle issues which involve unreasonable annoyance or embarrassment** may involve the HOA approaching a neighbor who has installed 20,000+/- holiday lights on the front exterior of their property as well as an intercom blasting music, which automatically turns on when a car drives by! Hence, the neighborhood traffic could increase 20+/- times to view the site and light/noise pollution becomes an issue for the neighborhood. It has nothing to do with owning a gun, choice of religion, partner preferences, political preferences, Grateful Dead tee-shirts, and other such erroneous statements.
- 4. Fee issues** mostly involve blatant, repeated major violations of covenant issues by just a few residents. The current governing documents have little impact on resolving major, repeated covenant grievances. In 2017 and 2018, the community (you) paid \$15,000+/- for measures taken to enforce and resolve covenant compliance issues. This \$15,000+/- could have been the total cost for new governing documents! It is appropriate that repeat violators be assessed a fine that THEY pay versus you paying for their mediation of covenant issues. If the HOA does not enforce a covenant(s), over time, a court could deem it/them invalid. The Right to Appeal (CCIOA) requires a fair administrative process prior to imposition of any levy of this type and a similar clause was placed in the revised governing documents. The process for a hearing will be developed in detail in a policy manual that will be adopted by the Board with community input after the new governing documents are approved.

Moving forward: please get involved with your HOA! Attend Board Meetings (when social distancing has been alleviated), read the community newsletters, read the HOA email broadcasts (make sure the HOA has your email address), and attend **official** HOA neighborhood meetings (when social distancing has been alleviated). Please do not base your opinion of the Gunbarrel Green HOA solely on some recent interpretations/misinterpretations from other resident(s), unofficial HOA meetings, unofficial mailings, and unofficial internet blogs or Nextdoor opinions. Everyone has a right to voice their opinions—but please evaluate carefully and know opinions can be filtered inappropriately and misinformation may be conveyed very easily, possibly creating division and confusion in our community.

You may have heard rumors that the HOA “acted irresponsibly” by spending budgeted funds to update our outdated Gunbarrel Green governing documents. Revisions need to be done to bring our governing documents in compliance with current Colorado law. The HOA attorney, Melissa Garcia, has advised us that the bulk of the legal work was done upon completion of the initial draft. Her firm, Altitude Community Law, which specializes in HOA law, charges 16% less than our previous attorney who did NOT specialize in HOA law. In 2019, the expense for the creation of the DRAFT governing documents was \$9,962. This equals \$830 per month or 2.6 hours per month. **This IS the cost of doing business—we now have a template to better reflect the Colorado current HOA and nonprofit corporation laws.**



Moving Forward continued

The HOA Board has always carefully monitored HOA expenditures and the asset overview below shows that the HOA Board has acted prudently and sensibly when spending funds. The end-of-year assets for the last six years:

- 2014 – \$50,875
- 2015 – \$52,738
- 2016 – \$55,070
- 2017 – \$55,768
- 2018 – \$55,970
- 2019 – \$50,547 (the assets are not exhausted—they reflect reasonable, planned expenditures)

The plan for the CONTINUATION OF REVISING the governing documents entails the community providing input via multiple collaborations (official meetings, mailings, broadcast emails, etc.) before the final review is given to our HOA attorney. After the final community input and review by the HOA attorney, the finalized copy will be mailed to the Gunbarrel Green residents for approval. The HOA Board does not anticipate a significant amount of attorney fees to complete the final review. In response to a motion made at the January 2020 Board of Directors Meeting, the approach in revising the FIRST DRAFT of governing documents was to be discussed at a meeting of the Board and the Governing Documents Committee. The scheduled March meeting was canceled due to the Coronavirus. A meeting will be rescheduled as soon as social distancing is no longer necessary.

In the spirit of respecting all opinions, merging opinions, and moving forward, the Board welcomes your participation to get involved with the HOA. This helps create a platform of clear communication based on your **own** personal experience and does not depend on the interpretation of others. Thank you for understanding and knowing that revising the governing documents is a work in progress with clarity, respect, and fairness. A solid updating is the goal. The Gunbarrel Green HOA Board and the Governing Documents Committee appreciates your participation in this vital and necessary upgrade for our community.

REQUIRED COLORADO HOA INFORMATION

When a property within an HOA is sold or refinanced, a deed reflects this HOA designation and is recorded at the County. Likewise, when a resident within an HOA sells their property, the title company generates a Title Commitment that likewise reflects it is with an HOA. In order for a Buyer to obtain financing (lender driven) and for a title company to insure the property, the HOA dues need to be paid in full or a lien or cloud/encumbrance emerges prior to settlement. This lien must be paid/cleared before a real estate transaction is completed.

To protect consumers, the state of Colorado has placed specific language in real estate contracts requiring full disclosure of the HOAs' documents: all governing documents, minutes of Annual and Board Meetings, list of insurance policies, HOA fees, operating budget, annual financial statements, Seller's current status of paid dues, and such.

If a resident wants to sell or refinance their property, processing of all this state required information is necessary and mandatory! The management company (not a VOLUNTEER HOA treasurer) compiles all these documents for the lenders and title companies to clear the title for the forthcoming sale. Typically, the Buyer pays for the processing of these documents though it is negotiated in the real estate sales contract so it could be the Buyer or the Seller. The HOA management companies charge the Buyer or Seller for generating all this data. The typical cost for generating these documents, submitting a Status Letter and Transfer Fee to the title company, plus the lender, ranges from \$300 to \$700. Gina Hyatt, Gunbarrel Green HOA Treasurer, generates and forwards ALL state required information for FREE. *Thank you Gina!*

Since the October 2017 Gunbarrel Green Annual Meeting, the HOA does not charge a fee to generate these documents. If you want further explanation, please go to our website, www.gunbarrelgreen.com, look under the category of Meeting Minutes and Agenda, go to 2017 Annual Meeting and view the bottom two paragraphs of those minutes. Prior to October 2017, the HOA would charge a nominal fee of \$100 per transaction. The estimated loss of income for the HOA in generating these documents is \$3,500+/-.

If you are interested in reviewing the terminology in the Colorado Contract to Buy and to Sell, see below.

7. OWNERS ASSOCIATION. This Section is applicable if the Property is located within a Common interest Community and subject to the declaration (Association).

7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION, PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION, PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

7.2. Association Documents to Buyer, Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before Association Documents Deadline. Seller authorizes the Association to provide the Association Documents to Buyer, at Sellers expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

7.3. Association Documents. Association documents (Association Documents) consist of the following:

7.3.1. All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under 38-33.3-209.5, C.R.S.;

continued



Required Colorado HOA Information continued

7.3.2. Minutes of: (1) the annual owners’ or members’ meeting and (2) any executive boards’ or managers’ meetings; such minutes include those provided under the most current annual disclosure required under 38-33.3-209.4, C.R.S., (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (7.3.1 and 7.3.2, collectively, Governing Documents); and

7.3.3. List of all Association insurance policies as provided in the Association’s last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

7.3.4. A list by unit type of the Association’s assessments, including both regular and special assessments as disclosed in the Association’s last Annual Disclosure;

7.3.5. The Association’s most recent financial documents which consist of: (1) the Association’s operating budget for the current fiscal year, (2) the Association’s most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association’s last Annual Disclosure, (3) the results of the Association’s most recent available financial audit or review, (4) list of the fees and charges (regardless of name of title of such fees or charges) that the Association’s community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association’s statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (7.3.4 and 7.3.5, collectively, Financial Documents);

7.3.6. Any written notice from the Association to Seller of a “construction defect action’ under 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller’s obligation to disclose adverse material facts as required under 10.2281 (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

7.4. Conditional on Buyer’s Review. Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under 25.1, on or before Association Documents Termination Deadline, based on any unsatisfactory provision in any of the Association Documents, in Buyer/s sole subjective discretion. Should Buyer receive the Association Documents after Association Documents Deadline, Buyer, at Buyer’s option, has the Right to Terminate under 25.1 by Buyers Notice to Terminate received by Seller on or before ten days after Buyer’s receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyers Notice to Terminate would otherwise be required to be received by Seller after Closing Date, Buyers Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyers Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of 8.6 (Right of First Refusal or Contract Approval).

PAPERLESS OR NOT?

Dear Gunbarrel Green Residents,

In an abundance of caution and respecting social distancing, currently the HOA prefers to email residents versus using the postal service. Electronic notices will include Board Meeting dates and agendas, newsletters, safety issues, County and City issues, those issues that may affect our Gunbarrel Green community and such.

The ability of the HOA to communicate with residents quickly and efficiently should there be a safety, health or other important issue affecting our neighborhood is the goal. Further, the HOA Board wants to be environmentally responsible by reducing paper usage as well as save the HOA postage costs. The HOA Board thanks those residents who have already given the HOA their email addresses. Please complete this survey and return it to the HOA as soon as possible. **Your email address will not be shared with any other entity.** You will be able to unsubscribe to HOA announcements at any time.



Name:

Address:

Please mark your preferences:

The HOA has my current email address for broadcasting community related issues.

Please change my address on file to:

I would prefer to receive electronic notices and newsletters instead paper.

Please add my email address for HOA notices:

The HOA has my email address but I prefer to receive paper notices and newsletters.

Thank you for responding!
Please return your completed survey
via email to gunbarrelgreen@gmail.com or
via postal mail to Gunbarrel Green HOA,
PO Box 11217, Boulder CO 80301.

HOA NEWSLETTER DEDICATED TO HOA OPERATIONS



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SEASONAL REMINDERS

BUILDING PROJECTS – ADDITIONS – ROOFING – SHEDS – OUT BUILDINGS – FENCES – PATIOS – ETC.

If you are planning any remodeling, please contact the HOA Architectural Committee Chair, Sandi Misura at gunbarrelgreen@gmail.com. The Architectural Committee will review your plans and be sure they are in compliance with the HOA covenants. Getting approval in advance of a project will save you time and money.

DOGS IN THE NEIGHBORHOOD –

As residents are asked to stay home to stop the spread of the Coronavirus, there has been a noticeable increase in people walking dogs in our neighborhood. While out on a walk, many people are prepared and pick up their pet's solid waste. Unfortunately, some do not and some have even picked it up and leave the plastic bag on other people's property. Homeowners do not take kindly to pet waste or urine on their lawns, flowers, lamp posts, etc. 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.

*The Gunbarrel Green
HOA Board
is hoping you and your family
are staying well and safe
during this unprecedented time.*

If you are looking for more information about the Coronavirus, please visit the following websites:

City of Boulder Coronavirus information:
<http://ow.ly/xLgN50z3QCC>

Colorado Department of Public Health and Environment: colorado.gov/cdphe

www.Weather.com has an extensive, interactive map relaying local, statewide, national, and global information.

WE WANT TO HEAR FROM YOU!

Your ideas, your suggestions, your commitment to keeping Gunbarrel Green the sought after neighborhood it is would be greatly received. Are you new in the neighborhood? Great! Bring your suggestions to the Board. Please contact the HOA at 720-443-3471 or gunbarrelgreen@gmail.com. Also, please consider working on a committee or chairing a new committee.