

Gunbarrel Green 2022 Annual Meeting Minutes

Meeting date: October 4, 2022

Meeting Location: Boulder Rural Firehouse – 6230 Lookout Rd, Boulder 80301

1. Brief Welcome, thank you to Marc – Melissa (7:30) – Melissa announced a quorum was present (at least 10 members). 22 members were present at the beginning of the meeting.

2. Election Speeches & Voting Process

- Current nominees – each speak for 2 minutes, followed by Q& A (total 5 minutes per nominee)
 - Dale Carson
 - Freeland Abbott
 - Nomination from the floor – there were none

3. Voting – Voting happened. Two homeowners not associated with the Board nor the candidates volunteered to count the votes. Dale Carson won the seat with a vote of 11 to 8.

4. Introductions – Melissa introduced current board members

5. Outgoing President Remarks (Marc)

Tarek thanked Marc for his service to the HOA and community, especially for his efforts in installing the bike rack on Idylwild near the arch and in cleaning up dead brush and debris near the Shephard of the Hills Church.

6. Housekeeping

- Draft Minutes of 2020 and 2021 Annual Meeting – Motion: Melissa moved that we approve the 2020 and 2021 Annual Meeting draft minutes, as currently posted on the website. Tarek seconded. The motion passed unanimously.
- Nominating Committee – In 2023, two director positions will be open (Tarek's and Pam's seats). The nominating committee for next year's election will be the current board (Melissa, Jim, Tarek, and Pam).

6. Treasurer's Report – Tarek presented the YTD (thru Sep 2022) Treasurer's Report. This is also posted on the website. Comments/questions from the Homeowners (these will be discussed in upcoming Board meeting)

- Would it be possible to reduce yearly dues?
- Should the HOA have a target reserve?
- Would it be possible to add additional services in the neighborhood, such as snowplowing?

7. Brief Committee Reports (questions at end) - will break at 8:10 for guest presentations and resume remaining agenda after

- Architecture (Pam) – 55 submissions since last annual meeting - mostly windows, roofs, exterior paint; a few remodels. Reminder that landscaping that does not involve

structures does not require AC approval. Also reminder that submitting for AC approval is very easy to do via the website. Thanks to Dale Carson for stepping up into the AC “secretary” role.

- Covenants (Melissa) – Formerly Marc, and now Melissa have been sending a few nicely-worded reminders to homeowners who are not in compliance with the covenants. The Board has provided some clarifying descriptions to some of the more vague covenants (e.g., “large objects” and placement of trash receptacles).
- Welcoming Committee (Jen) – Jen has been providing welcome packages to new residents. Big thanks to Jen!
- Archway & Grounds (Chick) – Chick has been providing maintenance and upkeep and modernization (e.g., new lights) on the arch and grounds surrounding the arch. Thank you Chick!

8. Call for Volunteers: Web Site / Communications / Social / Architectural – Freeland Abbott volunteered to help with the website.

Guest presentations

8:10-8:15 Boulder Library District – Doug Hamilton – Doug introduced a Library District that is going to be on this year’s county ballot (item 6C on the ballot). A pamphlet was provided, an electronic copy of which can be found here: www.boulderlibrarychampions.org. For more information, please contact Doug at hamilton1801@aim.com.

8:15-8:35 Chief Greg Schwab, Boulder Rural Fire District – Chief Schwab discussed the Marshall and other Colorado fires and some things homeowners can do to help prevent homes from burning.

9. Community Discussion

- A Homeowner brought up the covenant regarding elevated tanks (paragraph 11.3 and 11.4). This will be discussed as a clarification to the covenants at the next board meeting.

10. Reminder of the next Board meeting / Adjourn – Next board meeting will be Thursday Nov 3 at 7:00pm via Zoom. Info to join is on the website. **Motion:** Tarek moved that the meeting be adjourned. Seconded by Jim. Motion passed unanimously.