

FESTIVE HOMES IN GUNBARREL GREEN

Our neighborhood has residents who add festive seasonal decorations to their front porches and yards. The HOA would like to acknowledge these homes. If you would like the HOA to recognize your home during the holidays, please email the HOA at gunbarrelgreen@gmail.com. The HOA will email your address to residents so they can drive by and enjoy your festive decorations.



HOUSE NUMBERS AND LIGHTS

Please check to see if your house numbers are displayed so they can be seen from the street. This is really important! Should a passerby notice a fire or other emergency and call 911, responders will find your home quicker if they can see your house number. Also, be sure your front yard light is working.

SPEED LIMIT IN OUR NEIGHBORHOOD

20 IS PLENTY!

Please be mindful of the children, cyclists, and pedestrians who are out and about enjoying our beautiful neighborhood. Please give safety a priority and obey the 20 mph speed limit.

Gunbarrel Green streets warrant a 20 mph speed limit. They are narrow and curvy with no sidewalks. The City of Boulder just adopted the 20 mph speed limit for some Boulder streets. Thank you for being responsible drivers!



PRESIDENT'S MESSAGE

Dear Neighbors,

I'm Marc Rochkind, chosen by the Board as HOA president at our November Board Meeting. We're joined by two members just elected to the Board, Pam Anderson, now vice president, and Tarek Sammakia, now treasurer. Long-time Board members Sandi Misura, secretary, and Gina Hyatt will continue on the Board. So, once again we're at full strength.

With this new board, you're going to see some changes and some things staying just the same. The first thing to change is that we're going to be more open. Over the next few weeks you'll start to see more committee working documents posted on the website (look in the "Committees and Notices" block) and more detailed financial information, including a list of our financial disbursements.

What's going to stay the same is our great neighborhood, probably the best in Boulder County. Many of you have heard or read me saying that I want the Board to be restrained. We're not looking for new ways to interfere with your lives or how you choose to use your property, as long as it conforms to our existing Covenants, which have been in place for many years.

The Board is going to take on two major projects. The first addresses an old problem: The people who set up Gunbarrel Green unfortunately included 31 homes in what we call the Tanglewood/Briar Ridge/Old Post area that are totally separated from the other 275 homes. For years, if not decades, most of the homeowners in that smaller area have wanted to secede from Gunbarrel Green. Nobody knows if this is even possible, but for the first time we're going to ask our HOA attorney to look into it and tell us what our options are, if we have any. When we get that report, the Board and the community will figure out what to do next.

The second project is to take a fresh look at our governing documents: Covenants, Articles of Incorporation, and Bylaws. The Governing Documents Committee has been working on a total rewrite for several years. The draft sent out a year ago was widely disliked. So, the Committee's new chair, Tarek Sammakia, is going to re-staff the Committee and take a fresh approach. It will start with an understanding of the problems we're trying to solve, such as confusion about how dues are voted on and how we can charge for status letters associated with home sales. Solutions to clearly understood problems will be explored, and only after there's community consensus will any amendments be drafted. This is because an amendment to the Covenants or Articles requires 60% of the members (not 60% of the vote), so unless the change is overwhelmingly popular, there's no hope of it getting approved.

In summary, the Board — and you, too — have some work to do. If we do it right, Gunbarrel Green will be both better than ever and at the same time not changed at all.

Thanks for your time and stay well!
Marc Rochkind, HOA president

EMAIL ADDRESSES

Please know that email is the fastest way the HOA can communicate with residents regarding HOA meetings, issues, and sending community safety alerts. **The HOA never shares email addresses.** If you feel that your email address was obtained by someone who used the HOA Directory as a source, please let the HOA know. However, there are companies that a person can pay to acquire email addresses. The HOA has no control over someone paying to obtain your email address. **The HOA will never sell your email address.**

Please send your email address to gunbarrelgreen@gmail.com.





If you have questions, ideas or suggestions for the HOA, please contact us at gunbarrelgreen@gmail.com or leave a message at 720-443-3471.

If you have questions about your dues or about other matters for the treasurer, please contact gbgtreasurer1@gmail.com.

HOA Board of Directors

- President – Marc Rochkind
- Vice President – Pam Anderson
- Secretary – Sandi Misura
- Treasurer – Tarek Sammakia
- Director – Gina Hyatt

Committees

- Architectural Committee – Sandi Misura
- Archway and Grounds Committee – Chick Misura
- Communications Committee – Gina Hyatt
- Covenant Committee – Gina Hyatt
- Directory Committee – Gina Hyatt
- Governing Documents Committee – Tarek Sammakia
- Safety Committee – Pam Anderson
- Welcome Committee – Jen Rodehaver

To reach a committee chair, please email gunbarrelgreen@gmail.com or leave a message at 720-443-3471.

Thank You

The Board would like to thank Board member Ron Podhajsky for his recent work as acting president, Gina Hyatt for her many years volunteering as HOA treasurer, and Mike Dorsey for all his work as the Documents Committee chair.

BE A NEWSLETTER CONTRIBUTOR

If you would like to contribute an informative article for the HOA newsletter, please email your article to gunbarrelgreen@gmail.com. Articles will be accepted at the discretion of the Newsletter Committee. Thank you for participating to make our community exceptional.

Dear Gunbarrel Green Neighbors,

I am now submitting my resignation from the volunteer Gunbarrel Green HOA Board of Directors and from the committees I have been serving on. I have enjoyed my years of service to the community. I wish the HOA continued success and I wish you all good health and happiness.

Warm Regards,
Gina Hyatt

GUNBARREL GREEN HOA COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE REPORT

Winter is upon us! This usually means fewer requests for project approvals, due to weather. We do have nice days throughout our winters here so some projects can definitely be scheduled, if they are flexible regarding weather. Two years ago, my new roofing material was installed in January, so it is possible to continue the outdoor projects!

ROOFING: I would, once again, like to remind everyone about the process for 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 the neighboring homes. The HOA will not approve roofing material unless Boulder County approves it. It saves time to get the roofing permit first (usually your roofing contractor will do this), then submit that to the HOA. The HOA will review this information, look at appearance, etc., and make sure it complies with our Covenants.

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

TOOL SHEDS: Again, this requires HOA approval and also requires Boulder County approval if it is over 120 square feet in size or has plumbing or electrical.

REPLACEMENT WINDOWS AND DOORS: Even if you are replacing your existing with windows and doors with the exact same size windows and doors, a Boulder County building permit and Architectural Committee approval are required.

At a recent Board Meeting, a question came up about HOA committee meetings being open to all members. Just to clarify, the Architectural Committee conducts business by email. We did not meet in person even prior to the COVID issue.

Always refer to the Covenants while planning your new projects. They are posted on the Gunbarrel Green HOA website. Remember, the Covenants are in place to protect your property values!

Sandi Misura, chairperson, Architectural Committee

ARCHWAY AND GROUNDS COMMITTEE REPORT

Dear Neighbors,

I hope you have enjoyed the summer flowers at the arch. Soon the arch will be decorated for the holiday to brighten the evenings.

Chick Misura, chairperson, Archway and Grounds Committee

COMMUNICATIONS COMMITTEE REPORT

Does the HOA have your email address? If not, please share your email address with the HOA. Please email the HOA at gunbarrelgreen@gmail.com or call 720-443-3471.

Please know that email is the fastest way the HOA can communicate with you regarding HOA meetings and issues as well as sending community safety alerts. The HOA never shares email addresses.

Paperless?

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, matters 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

continued



Committee Reports Continued

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.

Please continue to send me notices and newsletters via postal mail.

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.
Gina Hyatt, chairperson, Communication Committee

COVENANT COMMITTEE REPORT

What a beautiful neighborhood we have! Thank you for your hard work in maintaining your property and, thereby, maintaining high Gunbarrel Green property values. These past few months, the Covenant Committee has received a few complaints. With one exception, all complaints were remedied with an informal email sent to the homeowners.

Important!

If you live on a corner lot, please check to be sure that your bushes/shrubs do not impede the view of drivers at the intersection. When you check for visibility, please do not think Ford F-450 Super Duty pick-up truck. Please think VW Beetle or Mercedes Smart Car. Can a driver of a small car see beyond your junipers or other shrubbery? If not, please trim your landscaping.

If you are experiencing a safety issue at a corner, please contact the HOA Covenant Committee at gunbarrelgreen@gmail.com or at 720-443-3471.

Again, thank you!

Gina Hyatt, chairperson, Covenant Committee

SAFETY COMMITTEE REPORT

Hello! I am looking forward to serving this wonderful community! I was recently elected to the HOA Board and was appointed Vice President at the November Board Meeting. I will be working closely with the other Board members on a number of neighborhood issues. On the Safety Committee, I am continuing to focus on the Idylwild Trail drainage problem near the intersection of Carter Trail. The Boulder County Project Engineer has kicked off a planning team, and their next move is working with BCC on site surveys. There are also traffic and intersection pruning issues that I plan to learn more about. I live on Indian Peaks Trail, and am frequently out and about the neighborhood streets either on my bike or walking my dogs. Feel free to reach out to me with any neighborhood issues you'd like to bring to our attention. Stay safe everyone!

Pam Anderson, chairperson, Gunbarrel Green Safety Committee

TREASURER'S REPORT

I first would like to thank Gina Hyatt, who has stepped down as treasurer but continues on as a director, for her many years of service to the HOA! Thank you, Gina!

At the most recent Board Meeting, the directors voted to explore the option of using an accounting firm to assist the treasurer and to ensure continuity should there be a change in treasurer in the future. Along with this, we also plan to provide a link to a spreadsheet which will be updated regularly that shows the approved HOA budget along with expenditures so that homeowners can see how their money is being spent as the year progresses. Look for this link on the HOA website (<https://gunbarrelgreen.com>) around the start of the new year. Also, look for a dues statement which will be sent via USPS in January. Dues are \$100/year and **may be paid online via PayLease Property Management Services**. Just select the link "Pay Dues" on the HOA website (same as the link above) and it will take you to the PayLease site. Once there, you can create an account with your name and address and either set up yearly recurring payments or process a one-time payment. I encourage everyone to take advantage of this as it is quick and easy, and a record of your payment is maintained on the website associated with your account and address. And we thank everyone who has paid their dues! A reminder will be mailed to those who are not up to date on their dues, and if you have a question or concern, please contact us at gbgtreasurer1@gmail.com.

Tarek Sammakia, treasurer

WELCOME COMMITTEE REPORT

The HOA welcomes the following new residents:

- Jedediah Bopp and Rebecca Wagner
- Michael Poivot and Kerry Morgan
- Tom Shook

If you are new to Gunbarrel Green and would like more information about our neighborhood and/or our Covenants, please do not hesitate to contact a member of the Board at 720-443-3471 or gunbarrelgreen@gmail.com.

Jen Rodehaver, chairperson Welcome Committee

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.



GUNBARREL GREEN HOA BOARD MEETING MINUTES

PREPARED 11-16-20

Date: November 14, 2020 (Saturday)

Location: This meeting was held virtually via Zoom due to COVID regulations in Boulder, Colorado

Board members attending: Pam Anderson, Gina Hyatt, Sandi Misura, Marc Rochkind, and Tarek Sammakia

Also attending: Melissa Garcia of Altitude Community Law

The meeting was called to order at 3:00 p.m. by Marc Rochkind. Marc announced that a quorum was present and that the meeting was being recorded. The floor will be open for member input prior to voting on a motion.

Marc thanked outgoing Board member Ron Podhajsky for his recent work as acting president.

He also thanked Gina Hyatt for her many years volunteering as HOA treasurer. She recently resigned from this position.

Mike Dorsey was also recognized for all his work as the Documents Committee Chair. Mike resigned from this position recently.

Also recognized was Melissa Garcia of Altitude Community Law for her help with our recent election of officers.

Marc thanked the three hosts who set out the election ballot boxes every day – Ann and Patrick Zachwieja, Tim Johnson and Carla Ho-A, Nicole and Julio Olalla.

NEW DIRECTORS – The results of the mail in ballot election (new this year due to COVID) for the two vacant Board of Directors seats are Tarek Sammakia and Pam Anderson.

ELECTION OF OFFICERS – The decision regarding who will be president, who will be vice president, etc. is decided, per our documents, by majority vote of the five members of the Board of Directors.

To elect Marc Rochkind as president – Motion by Tarek, second by Pam – four in favor, one opposed (Sandi), **Motion passed.**

To elect Pam Anderson as vice president – Motion by Tarek, second by Marc – all in favor – **Motion passed.**

To elect Tarek Sammakia as treasurer – Motion by Pam, second by Marc – all in favor – **Motion passed.**

TANGLEWOOD/BRIAR RIDGE/OLD POST LOT OWNERS WANTING TO OPT OUT OF THE HOA – There are 31 lots in this area and several lot owners have expressed interest in leaving the HOA. This situation will be explored by meeting with all of the lot owners to determine what their concerns are and how to solve them. Our attorney will become involved if so directed by the Board after meeting with these residents.

Motion by Tarek, second by Pam.

“Melissa Garcia of Altitude Community Law is authorized to work up to five hours to investigate and report on the range of legal options to provide independence for the 31 homes in the Tanglewood/Briar Ridge/Old Post (TBO) area of Gunbarrel Green. If additional time is needed. The President, after consulting with the Board, has the option to approve an additional five hours.”

All in favor – **Motion passed.**

GOVERNING DOCUMENTS (BYLAWS, ARTICLES OF INCORPORATION, COVENANTS) COMMITTEE – new chair, Tarek Sammakia Motion by Marc, second by Pam. “The Fall 2019 Governing Documents shall be maintained as a resource for further committee work. The committee shall have the option of taking a new approach. Tarek Sammakia is appointed chair of the Governing Documents Committee and shall select committee members.” All in favor. **Motion passed.**

Melissa Garcia pointed out that the 2019 draft documents bring our old documents into compliance with Colorado law. Melissa also said the Board needs to decide what level (if any) of CCIOA (Colorado Common Interest Owners Association) language it wants to incorporate into our revised documents. We are a pre-CCIOA HOA.

Further discussion may be needed regarding the new committee members. Cynthia Arey suggested asking for volunteers from all of our members.

STATUS LETTER AND POSSIBLE FEE – HOA’s charge a fee for work done to provide a Status Letter to the bank when a property is sold or re-financed. This formal letter from the HOA includes information such as current dues status, any covenant violations and any pending architectural issues to assure the title company and the lender that there are no forthcoming liens or litigation. For the HOA to generate this status letter, a fee is charged and is typically paid by the buyer at closing. Historically, the Gunbarrel Green Status Letter fee was \$100.

This needs to be incorporated into our revised documents and would likely be an amendment to the Articles of Incorporation. The language could use a suggested dollar range. This issue will be forwarded to the Governing Documents Committee for inclusion.

HIRING A BOOKKEEPER –

Motion by Tarek, second by Pam.

“HOA bookkeeping, including financial statement and tax preparation, shall be outsourced to a professional bookkeeper, under the supervision of the treasurer. The bookkeeper shall be nominated by the treasurer, but must be approved by a resolution of the Board.” We will need to investigate costs and bring this to the Board.

Four in favor, Gina abstained. **Motion passed.**

continued



Meeting Minutes Continued

COMMUNICATION AND CHANGING THE WEBSITE URL –

Motion by Tarek, second by Pam.

“The text of all existing and future approved Actions Without Meeting, along with the date and vote count, shall be posted on the website as soon as practical without further Board action.” All in favor. **Motion passed.**

Action Without Meeting has to be a unanimous Board vote, per our documents.

Discussion about changing the website URL from gunbarrelgreen.com to gunbarrelgreenhoa.net (or .org). This is tabled for now.

Al Coelho suggested we put dates on pertinent documents on the website and if they are updated, put a flag on the old document so members know it has been updated.

Motion by Tarek, second by Pam.

“A majority of the Board may suggest edits and shall approve the newsletter or any other communication before it is distributed to the membership, via email, US mail or any other means.”

All in favor. **Motion passed.**

BUDGETS AND DISBURSEMENTS –

Motion by Tarek, second by Pam.

“The annual budget shall not serve as a resolution of the Board for the purpose of disbursing funds under Bylaw X.6.” Recurring expenses would be approved.

Four in favor. Sandi abstained. **Motion passed.**

SCHEDULING REGULAR BOARD MEETINGS –

Motion by Pam, second by Tarek.

“Until further notice, the Board shall meet regularly via Zoom on the first Wednesday of each month at 7:00 p.m., and a single notice of this regular meeting day and time shall be provided to the residents, either by a special USPS mailing or via the newsletter.”

All in favor. **Motion passed.**

HOA ATTORNEY ATTENDING BOARD MEETINGS –

Motion by Marc, second by Pam.

“The August 13, 2020 Board resolution authorizing the HOA attorney to attend all Board meetings is repealed. The HOA attorney is authorized to attend Board meetings by majority vote of the Board prior to a meeting.”

Four in favor. Gina abstained. **Motion passed.**

ANNOUNCEMENTS –

Jenn Rodehaver would like to see a list published in the newsletter of those homes with festive holiday decorations.

Pam Anderson reported on her project to look into the “lake” of water that continually forms near Idylwild and Carter Trail whenever we have wet weather. Pam is in contact with people in Boulder County and the Boulder Country Club. All are in agreement to come up with some options for a solution. This is a work in progress. Pam will keep us informed.

Marc showed photos of some of the stone pillars on Lookout Road. Several appear to be leaning. Chick Misura was asked to look into this several months ago and provided a written report and a drawing, both of which are on our website.

The Draft Minutes from the August 13, 2020 Board Meeting were presented for approval. Motion to approve by Marc, second by Sandi. All in favor. **Motion passed.**

The Draft Minutes from the October 1, 2020 Board Meeting were presented for approval. Motion to approve by Marc, second by Pam. All in favor. **Motion passed.**

Meeting adjourned at 5:29 upon Motion by Sandi, second by Gina. All in favor. **Motion passed.**

Sandi Misura, secretary

SAFETY NOTE

IF YOU SMELL SOMETHING SAY SOMETHING!

I want to share an experience we had this summer. My husband Mitchell and I were taking a walk along our street and caught a whiff of natural gas at a corner leading into another street. We looked around and didn't see a possible source, so we shrugged and went on our way. The next time we were out, we both smelled that distinctive odor. I called Xcel from our home. A few days later we noticed the

colored chalk hieroglyphics with arrows and symbols on the pavement where we first noticed the smell. A few days after that, a fleet of utility trucks parked at that spot and workers dug up sections of the street. Who knows what the issue was, but the problem was resolved.

It seems important to let people know because this can be dangerous and the company will always send someone out with no charge to a homeowner, so no worries about a "false alarm". The gas lines are the responsibility of the utility company. We keep this number by our other emergency numbers. Smell gas? Call 800-895-2999.

Jen Rodehaver



Dear Gunbarrel Green Neighbor:

Regular Gunbarrel Green HOA Board Meetings will continue to be held via Zoom until further notice on the first Wednesday of each month at 7:00 PM. There will be no further mailed notifications of Regular Board Meetings, so please mark your calendar. Reminders will appear in the newsletter and on the website.

Meetings will start with a Community Forum, so please plan to attend if you wish to bring any matters to the attention of the Board.

Marc Rochkind, HOA president