

Draft Minutes – HOA Annual Meeting – 10/3/17

Minutes

Meeting called to order by Janet Reutcke at 7:09PM on October 3rd, 2017 at the Hampton Inn – 6333 Lookout Rd. Boulder, CO 80301.

HOA Board Members in attendance: Janet Reutcke, Cynthia Arey, Jonathan Mills, Bev Hellwig, and Sandi Misura. Also in attendance is attorney, Howard Bernstein, who has helped the HOA Board on legal matters. 64 Residents were in attendance.

Marc Rochkind made a motion to make a change to the agenda. He said he had 12 matters from the floor to discuss and wanted to get to them early in the meeting.

Motion was seconded.

Motion Failed

Treasurer's Report

Marc Rochkind asked a question about the legal fees.

Marc Rochkind asked a question about the website costs.

Question from the floor about the ideal amount for our treasury.

Howard Bernstein said there's no perfect number. He said the HOA is currently in a strong financial position.

Resident recommended that we set a target number

Communications Report

Jonathan Mills provided a statement about the HOA Board's Guiding Principles which include:

- 1) Foster preservation of the beauty and safety of our well-maintained neighborhood.
- 2) Foster a strong sense of community (together we are stronger).
- 3) Support incoming and outgoing residents.
- 4) Provide ethical and fiscally responsible solutions when needed.
- 5) Liaison to our residents on city and county issues.

Jonathan Mills provided a statement on the cancelled vote of the restated Articles and Bylaws. He pointed out the ambiguity in the bylaws and the goal of the board to get them right. He also addressed the board's oversight in not including an amount with the transfer fee.

Jonathan Mills also provided a statement on the Dues were raised at last year's annual meeting based on Article V, Section 2 that states "Such dues or assessments may be set by the Board of Directors at the annual meeting of the members of this Association or at any other meeting, provided notice as above-defined has been given to Association members." He acknowledged there is ambiguity in the bylaws about how dues can be modified and that this is also an area that the Board would like to clarify in the future.

Marc Rochkind made a request for the Articles to be posted on the website.

Al Coelho said there is an incorrect address and plat on the website. Gina said she was looking into the matter.

Howard Bernstein made a statement to the residents regarding articles, bylaws, and dues. Here are some key points:

- 1) He does not work for the board or take sides. He is available to support our HOA on legal matters.
- 2) There is no question that the Articles are official.
- 3) The bylaws are ambiguous and our HOA should take steps to rectify.
- 4) The HOA Board has not done a good job communicating on these issues.
- 5) He recommended the HOA get a committee together to make proper updates and he would meet with the committee at his office and provide free legal counsel.

Architectural Committee

Sandi defined the work the committee does for the HOA and made a request for additional help to work on the committee.

Garage Sale Report

Cynthia provided an update on the garage sale which included a net donation of \$191 from our residents and the food drive collected enough for 42 meals.

Speed Report

Cynthia provided an update on efforts to curb the speeding issue in our neighborhood.

The City conducted another test on Idylwild and there was an increase in traffic of 40% since the last study that took place 22 months apart. The City said that the speed numbers are about average for what they see and there isn't anything they can do to help us.

Cynthia introduced Tom Leahy who concepted "20 is Plenty." Free 20 is Plenty signs were provided for residents to put in their yards.

Cynthia has a quote for \$10k to get the speed monitors that flash blue and red. This will be discussed at a future meeting.

Someone raised the idea of removable speed bumps.

Someone suggested that a sheriff's car park on Idylwild Trail to help monitor the speed violations.

David noted the HOA Board got the Boulder Country Club to improve the drainage at Idylwild and the West entrance to the club.

Social Committee – Sarah Mills and Joe DiRago

Provided a summary on the 3 social events that took place over the summer.

Someone suggested renting out Tom Watson park if we wanted to do a larger event.

The next social event is the Pumpkin Wagon that will come to our neighborhood on Oct 14th to distribute pumpkins to each household. There will also be a pumpkin carving contest that will take place on Facebook. Volunteers were requested.

The social committee also has Gunbarrel Green reusable bags which are now being distributed to new residents as a welcome gift.

Donna George and Dinah McKay came to discuss Boulder Rural Fire District and how the City is in discussions with taking over their department.

Vote to retain the Board

Marc Rochkind made a motion to nominate himself to be a board member.

The motion was seconded.

Marc withdrew his motion.

A motion was made to re-elect Janet to the board.

The motion was seconded.

Voting by secret ballot took place and the motion passed.

Matters from the floor

A resident feels changes to the bylaws should require super majority (60%), not 50%.

Marc Rochkind identified some inaccuracies in the restated bylaws that were sent to residents

Marc Rochkind formally requested a copy of the Articles of Incorporation

Marc Rochkind made a motion for the following

All board meeting minutes be posted to the website.

Draft minutes should be posted 3 days after the meeting

Approved minutes as they are available.

Notice of board meetings should be posted 1 week in advance.

Motion seconded.

Motion passed.

Barbara McIntyre would like to see some improvements to help with the arch and requested future meetings be more concise.

Marc Rochkind had an issue with the 8/31 letter that said we need to go door to door.

Cynthia requested a volunteer to liaison between City/County issues and Peter Kirmeier offered to help.

Marc Rochkind had a few problems with the transfer fee. He can't find anything that says a transfer fee can be collected.

Marc Rochkind requested Howard Bernstein to define the legal basis for the transfer fee. Howard said there is a legal basis for transfer fees, but he doesn't know if the current bylaws allow for it. Howard said It should be defined correctly in the restated bylaws.

Janet motions to adjourn.

David seconded.

Motion Approved