

GUNBARREL GREEN HOA BOARD MINUTES

Date: November 15, 2017

Purpose: Monthly Board meeting

Location: Janet Reutcke's home, 4832 Silver Sage

Present: Janet Reutcke (President), Bev Hellwig, (Treasurer) Cynthia Arey (Director), Sandi Misura (Director), Gina Hyatt (Historian) and Marc Rochkind (HOA member).

The meeting was called to order at 7:09 p.m. by Janet Reutcke.

Gina asked if any of us can go to a meeting tomorrow night hosted by Petur Williams to discuss a proposed apartment/food hall project on Lookout (where the old Lookout restaurant used to be).

Marc asked to attend this meeting to discuss these concerns:

A. Website:

1. How incorrect and missing information (e.g. clicking on Janet's photo brings up a large photo of Gina) will be fixed.
2. Clarification of what the \$5,000 paid to Fruition was for, if not for a complete website (Marc's comment). Why are volunteers asked to do the work that we paid for?

Discussion: Volunteers are needed to send us new content they would like to share with residents that also help us keep the site up to date. It is typical that community websites ask neighbors to provide activity highlights (past, present and future), photos, and community articles.

3. Potential conflict of interest regarding an HOA member who is employed by Fruition. He is unfairly being asked to represent the interests of the HOA and his employer.

Discussion: Marc expressed concern about conflict of interest and Marc was told that the Board looked at several other companies for the website creation but the company chosen was Fruition. When the Board voted to accept this plan for our website, the member who worked for Fruition recused himself from voting. Marc suggested the Board go directly to Fruition if they aren't presenting the website we paid for. Gina suggested this issue be tabled until our communications chairperson was present. Marc expressed his unhappiness with the website.

B. Communication:

1. None of my several emails has been answered. What procedures have been set up to manage the email account?

Discussion: Jonathan will send incoming emails to Gina for disbursement. Gina might need direct access to the gmail account.

C. New Bylaws & Articles of Incorporation:

1. Marc asked what the Bylaws/Articles Update Committee charter is.
Discussion: The committee has been charged with removing redundancies and ambiguities within and between each document, updating the language and content to meet today's technology and any changes in laws, and streamlining

some functions to help the board operate more efficiently. The board explained that all proposed changes will be mailed to residents, a meeting to discuss proposed changes will be held, suggestions coming from that meeting will be sent back to the committee, and so forth until a consensus is reached, at which time a final vote will occur via mail.

2. Marc next laid out his suggestions for updating the Bylaws and Articles which he also sent to the Bylaws /Articles Update Committee earlier. He suggested that for the most expedient approval of the Bylaws revisions (that will avoid confusing the residents which could lead to frustration and failure), the bylaws committee should focus on what is keeping the board from doing it's work by fixing ambiguities, not redundancies or obsolete parts of the Bylaws. He suggested we save that for a second update of the Bylaws and Articles. He also suggested we authorize transfer fees and expand the number of directors now, as well as create more efficient means of voting (Eg: via email).

Discussion: The board agreed with many of Marc's ideas but felt they could tackle the few redundancies and obsolete portions of the Bylaws without complicating the issue for our residents. Holding a second round of updates seemed like unnecessary work. Mark made clear that if the board did not follow his plan and suggestions for the revision of the Bylaws, he would do everything in his power to see that the Bylaws did not pass, including mailings, postings on Next-door, etc.

Marc was told that the meeting would be moving into executive session and he left about 8 p.m.

COVENANT COMMITTEE – Cynthia Arey and Gina Hyatt

Several covenant violation issues were discussed and action was decided.

TREASURER'S REPORT – Bev Hellwig

Motion: Bev distributed the current Treasurer's report. After a few minor clarification questions, a motion to approve was made by Cynthia, second by Janet.

ARCHITECTURAL COMMITTEE – Sandi Misura

Sandi reported that matters for the Architectural Committee have been slow this past month. The current committee members are Cynthia Arey, David Smith and Ed Madison. After the first of the year, Jim Fischer has volunteered to help.

BYLAWS AND ARTICLES OF INCORPORATION REVIEW COMMITTEE – Sandi Misura, Board Liaison

The chairman of this committee is Mike Dorsey. Other committee members are Ken Brin, Ron Podhajsky, Mike Kennedy, David Laundry and Sandi Misura. The committee has held two meetings to date with a third scheduled for late November. The Articles were addressed first and are close to a final draft for review. A primary task is to remove

any ambiguities in these two documents. Once the committee has a proposed draft, it will be sent to the Board for review. Once the Board has reviewed it, the proposed changes will be mailed to the residents for review, followed by an open meeting for any Gunbarrel Green HOA members to voice input. After this review and meeting, the proposed document will be sent to all Gunbarrel Green HOA members for voting. The committee feels it is important to honor the original intent of these documents.

COMMUNITY PROJECTS – Cynthia Arey

The “20 Is Plenty” yard signs are very successful. People love them and report that they should help with some of the speeding in the neighborhood! 33 signs have been distributed to Gunbarrel Green residents. Cynthia would like to put information in the next newsletter that she had more signs available, has sent post cards to Idylwild residents who do not have signs, and that the signs should be put out on Tuesdays. Leaving them out all the time seems to lessen the desired effect.

New Gunbarrel Green post cards were given to the Board. Some of these were distributed at the last Board meeting. These cards can be used as a reminder, as a thank you, etc. whenever we see something mentionable.

Gunbarrel Green HOA Board Minutes – 11.15.17 – Page 3 of 3

ENTRY ARCH AT IDYLVILD & LOOKOUT

Several plans were discussed for winter greenery in the archway flower boxes. The Board approved a maximum of \$800 for re-useable three season decorations. Motion: Motion by Janet, second by Cynthia to approve this expense. Passed unanimously.

Gina will get several bids for additional lighting on the underside center of the arch as it can be quite dark in that area during the winter months. This is a safety issue for pedestrians and cyclists.

BOULDER RURAL FIRE DEPARTMENT – The issue is whether to combine Boulder Rural with the City of Boulder. Discussions have “paused” regarding this “matter” with the City. Revenue has been lost because of forced annexations into the city. Communication hasn’t been great lately. Gina suggested we all stay involved and go to any of their meetings. Any information obtained will be posted to the website and emailed to residents.

Due to the late hour, it was decided that the remaining agenda items would be addressed at the next board meeting.

Motion: Motion to adjourn at 10:00 was made by Bev and second by Cynthia.

Respectfully submitted,

Sandi Misura, Secretary