

Gunbarrel Green 2012 Annual meeting minutes

The annual meeting of the Gunbarrel Green Home Owner's Association was held at 7:00 p.m. on Tuesday, October 2, 2012 at the Boulder Rural Fire Department at 6230 Lookout Rd, Boulder, CO 80301.

The meeting was called to order at 7:05 pm. by Janet Reutcke, President, Gunbarrel Green Home Owner's Association.

BOULDER COUNTY MOSQUITO CONTROL – Lane Drager and Marshall Lipps of Boulder County Mosquito Control gave a very informative presentation on mosquito control. This department locates mosquito breeding grounds, sets up and monitors test stations and decides when, where and at what level spraying should be done by the County. Their task is to protect humans, animals, and vegetation as well as the environment. There are 26 traps around the county. Gunbarrel Green has two traps, Heatherwood has one trap, and a trap was recently added in the North Gunbarrel area. When the mosquito threshold is reached, spraying takes place. The county uses carefully controlled pesticides as well as bio products in their 172 square mile area. West Nile arrived in Colorado in 2003. Mosquitos carrying the West Nile virus are identified as the QX type. 2011 was the worst mosquito year of record but fortunately the QX type was rarely seen. QX type mosquitos do not migrate to elevations above approximately 8,000 square feet. Mosquitos will breed in water that is still for as little as five days. BTI bacteria will kill the larvae. Fathead minnows (popular in koi ponds) will eat mosquitos. No known health risk has been identified with using the Deet chemical in mosquito repellent spray. The most effective types contain at least 30% Deet.

Mosquito season in our Area begins in May and ends around our first frosts (30 to 40 degrees at night).

Additional information can be found at bouldercountymosquito.net.

TREASURER'S REPORT – GINA HYATT

Gina passed out copies of her annual report. Questions followed. Gina explained the Grounds expense includes mowing along Lookout, entry arch upkeep, flowers at entry arch, irrigation system, etc. Gina would like to see a link on the HOA website so people can submit material for review. Chuck Simmons, past president, was at the meeting and commented that he developed our website and would be happy to post on the website if someone else will prepare the material. Mark Rothkind volunteered to help with our website. Gina reported she has received annual dues from 219 households. 93 have not paid. Thirteen homeowners voluntarily paid a total of \$4,200.00 to bring their dues up to date. If your dues are past due, please call Gina to discuss. Our \$60 annual dues are extremely small compared to other area HOA's. Remember that our bylaws state that dues must be paid up to date before your property can be sold.

ARCHITECTURAL COMMITTEE REPORT – SANDI MISURA

Sandi reported that the committee has dealt with issues such as home additions, roofing material approval, fence replacement, storage sheds and golf cart sheds. The committee reviews the material and makes a recommendation to the HOA Board. The Board then makes a final decision on the issue and notifies the homeowner.

GARAGE SALE REPORT – CYNTHIA AREY

The Second Annual Gunbarrel Green garage sale was held the third Saturday in September and this seems to be a date that may work next year as well. Sixteen homes participated and four of these were new homeowners. We advertised the sale on Craig's List, Facebook, , the Longmont Times-Call and the Boulder Daily Camera. The Camera site had over 100 hits. Next year Cynthia will try to arrange to have left over garage sale items picked up by a charity after the sale ends. We took in \$325.00 in donations.

UNINCORPORATED BOULDER COUNTY ROAD MAINTENANCE UPDATE

Janet Reutcke, HOA President, reported that last year's meeting addressed options such as an "LID" (limited Improvement District) and "PID" (Public improvement district). Janet has attended a number of meetings on this subject in the past months. Options and variations of the LID and PID plans have been discussed. Janet feels if there is an assessment on each of our homes to pay for road maintenance, we should have the opportunity to vote on this issue. Currently, there is a PID plan that will be placed on the 2013 ballot. If this passes, work will begin in 2014. If it does not pass, a LID plan may be imposed. In 1995, a Boulder County committee voted to suspend road maintenance in unincorporated Boulder County. Taxes did not go down after that was done.

Gina Hyatt commented that many people feel they have been "duped" because our residents were not informed of this 1995 meeting and the decision that eventually has affected all of us. Residents assumed the County should continue maintaining the roads in our subdivision as they always had. Gina and Janet did some extensive research and confirmed the fact that when our subdivision was started, the Williams Brothers (original planners) stated that the subdivision (not Boulder County) would maintain its own roads. Boulder County had been maintaining the roads up until 1995. In 1994, Idylwild Trail received a "chip and seal" maintenance. We have continued to be taxed for the past 14 years, principally for open space. Janet will keep us up to date on this situation.

IBM, King Soopers, Coot Lake, etc. were annexed into the City of Boulder without vote from area residents. The Colorado Supreme Court decided there would be no more "flagpole annexations". In the past, there has been talk of incorporating Gunbarrel Green as a town, but no action has taken place on this issue.

AREA CONSTRUCTION PROJECTS - The Gunbarrel Town Center project has been through the necessary approvals but no start date has been announced. Avery Brewing on Nautilus Court and a Hampton Inn at 63rd & Lookout are

projects that are under way. The Alexan at Gunbarrel Flats, consisting of shops and apartments is still going through the approval process.

Other subjects brought up during the meeting:

will keep us up to date on this situation.

1. IBM, King Soopers, Coot Lake, etc. were annexed into the City of Boulder without vote from area residents. The Colorado Supreme Court decided there Flooding on Idylwild: Janet gave an update stating that a letter has been sent to the Boulder Country Club addressing this issue. She will provide updates when more is learned
2. Block Party – are people in favor of this?
3. Should we form a network of people to help our older residents with home tasks?
4. Facebook page – Cynthia Arey and Jonathan Mills will help with this.

President Reutcke concluded by saying we need volunteers in a number of areas for 2013. We need 2 or 3 people for the nominating committee; we need 2 or 3 people for the audit committee; a vice president is needed.

A motion was made to re-elect the current HOA Board members. Motion passed. The members are: President – Janet Reutcke, Treasurer – Gina Hyatt, Director – Stuart Kuzminsky, Director – David Smith.

A motion was made to continue our \$60 annual dues. Motion passed.

Meeting adjourned at 8:45 pm.

Respectfully submitted,
Sandi Misura, Secretary