

2013 Gunbarrel Green Annual HOA Meeting

Tuesday, October 1, 2013 at 7pm

Boulder Country Club

7350 Clubhouse Rd.

Boulder, CO 80301

President Janet Reutcke called the meeting to order at 7:40pm.

Janet welcomed the residents, introduced the board of directors and committee chairs and members; and also welcomed Edward Madison, our new Architectural Committee member.

GUEST SPEAKERS:

Boulder Rural Fire Department:

The first guest speaker, Stephanie Thai of the Boulder Rural Fire Department, took the floor and talked about the various community outreach programs offered by BRFD; such as CPR classes, car seat fitting, home safety inspections. She directed the audience to the Boulder Rural Fire Department website, BRFD.org/training, for a complete listing of all services offered to the community, as well as a full listing of the equipment and certifications that make Boulder Rural a truly unique community service. She also told us that several free CPR classes would be offered, some at Heatherwood Elementary School, due to a generous grant received from a private donor. Stephanie distributed magnetic holders called File of Life. Prescription drug names/dosages may be written on the card within, and attached by magnet to the refrigerator door. During an emergency, the first responder is able to easily find this valuable information in the event the homeowner cannot speak. These File of Life folders are available at the Boulder Rural Fire Station, 6230 Lookout Road Boulder, CO.

Captain Rob Kaplan and his crew, also of the Boulder Rural Fire Department, joined Stephanie and informed the audience that all firemen at BRFD are EMT trained and the department also has a certified paramedic on duty every shift; most of the department's calls are for medical reasons; the City of Boulder Fire department will respond with Boulder Rural if the need arises; and that the police department is always dispatched with the fire department to provide safety, such as declaring the area clear of any non-fire related danger and crowd control. The fire fighters were thanked for the outstanding service to the community.

Boulder County Sheriff's Department:

The second guest speaker, Deputy Amy Pratt Of the Boulder County Sherriff's Office, talked of the wide area of Boulder County that is her

responsibility to cover and the difficulty it can sometimes cause; such as response time delays caused by her being at the far end of her territory when a call requires her presence on the opposite side; the inability to offer lengthy regular coverage of all areas, etc. She added; however, that she is able to focus on a specific area when directed by the Sheriff. This may either be done as a response to calls from the community or by an independent decision of the Sheriff himself. Amy was surprised to learn of the speeding problem Gunbarrel Green has routinely experienced, and was made aware of the fact that extra patrols have been ordered and our broken speed sentry unit was recently replaced. She promised to focus as much additional time as possible on our speeding problem, particularly in the morning before she ends her shift. The residents thanked her for her dedication and service to Gunbarrel Green, including her visit to our 2013 Annual Meeting.

Sky Tran Colorado:

The third guest speaker, Paul Williamson of Sky Tran Colorado, was welcomed and gave a brief explanation of a pilot project that he and his partners are hoping to build in the Boulder – Firestone, CO. The privately funded city connector will consist of several hundred pods, self-contained monorail units that can hold three people. The pods run on a combination of solar and hydrogen power with electric battery backup when needed. If all goes as planned, the system will be an above ground track, with on/off sections such as exit/entrance ramps, which will begin near the 29th Street Mall in Boulder, connect to the median of highway 119, move through Longmont, with its turn around point in Firestone, CO. One may either make a reservation or simply walk up to purchase a ticket, expected to run less than \$3.50 per trip; less than the cost of gas for traveling that same distance. Mr. Williamson said that he and his partners are ready to begin construction once they gain CDOT's approval to build along the existing roadways per their plan.

TREASURER'S REPORT: Gina Hyatt reported that as of September 30, 2013, 220 residents have paid HOA dues and that 93 residents still owe dues. Of those who have paid, 37 residents paid past dues amount to \$8,120.00, with total collections for the year of \$21,420.00. Our HOA Money Market balance as of August 30, 2013, is \$31,164.04; HOA Checking Account balance of \$14,689.56; with Total Assets as of September 30, 2013 of \$45,853.60. Please see the January 1, 2013 – September 30, 2013 Treasurer's Report for complete financial details of the Gunbarrel Green HOA.

COMMITTEE REPORTS: Architectural Committee Chair, Sandi Misura informed the residents that her committee has been quite busy over the

last year investigating and advising the board on submitted proposals for numerous new fences and roofs, solar roofing shingles, and sheds, with the brunt of projects occurring between spring and fall, due to the good weather. Sandi explained that her committee's job is to investigate all proposed projects, making certain that they comply with our covenants, and have met with approval from Boulder County where necessary. The intent of her committees work is always to safeguard the homeowner and community in general; verifying that building codes have been checked and met, and insuring that the high standards of Gunbarrel Green are upheld, thus guarding the property values of all its residents. She stressed that her committee, and the HOA in general, are not and have no desire to be police. When ready, Sandi sends her committee's recommendation to the board of directors for their final ruling.

GARAGE SALE: Cynthia Arey, Annual Garage Sale committee chair, reported on our third annual garage sale. She said that the third Saturday in September seems to be a good time for the sale, and that all future Garage Sales will be planned for that date. This year saw a lower turnout of both participating homes and customers, and brought in \$62.04 after expenses. Cynthia felt this was most likely due to the tragic flooding in the area just one week prior to the sale.

As in the two previous Garage Sales, each participating home was given a bag for the collection of donations to the Food Share program. The local food pantry that the food was taken to was delighted with the generous gift, especially since their shelves were nearly bare.

WEBSITE: Marc Rochkind reported that our new website, a work in progress but still much improved, is up and running and can be visited at Gunbarrel.net. The site is using a new server, which is cheaper and allows for multiple editors. Marc's site design is made up of six sections: Home (General neighborhood information), News (Directory, Newsletters, Treasure's Reports, and Annual Meeting Minutes), Documents (Covenants and By-laws), Volunteer (Contact information), History (Area history), and Recreation (Things to do in the area.). Because it's easy to edit, the board members will be able to add new items and posts, such as neighborhood social events, classifieds, etc.

GOURMET CLUB: Janet Reutcke reported that the Gourmet Club now has enough interested people to fill at least one house. She apologized for not hosting the first dinner yet, but will do so soon. She would like to have the one of each pair decide on the ethnicity for each meal, and choose the menu, dividing the courses for preparation among each pair of guest. The host house will prepare the main course and; one guest pair will

prepare the appetizer; another will prepare the side dishes; and another will prepare the dessert. Further decision will be made when the group begins their planning.

DIRECTORY: Gina Hyatt reported that the directory would be distributed on or before January 1, 2014. All residents who have not filled out a directory form were urged to do so, and all residents were told again that their names, addresses and telephone numbers would appear in the directory unless she is notified to the contrary. Ad space is available and Gina said that prices and formats would be available soon.

HALLOWEEN PATROL: Janet Reutcke asked for volunteers to patrol the neighborhood during trick or treating hours on Halloween night. The safety patrol of two people per car, running in 2 hours shifts, would travel around the neighborhood, watching for any unsafe behavior in the form of speeding cars, suspicious characters, and any tricks attempted on our homeowners or trick or treaters. All volunteers are to contact Janet for scheduling.

HOLIDAY GREENS: Janet Reutcke announced that residents would have the opportunity to purchase holiday greens this season. The greens will be available in 5' evergreen trees, wreaths, and swags. The trees are to be displayed in homeowner's front yards and decorated per the homeowners' wishes. Residents should look for a postcard detailing choices and prices. All items are to be sold at cost as a service to the residents.

ANNOUNCEMENTS:

Speed Sentry: The broken speed sentry on Idylwild Tr. has been replaced with a new unit with improved functions. Marc Rochkind has kindly offered to oversee the computer aspects of the unit and provide its data to board members. We are working with a Boulder County representative to find the optimum location for a second speed sentry to face north on Idylwild Tr. is being investigated. Any residents interested in offering their easement for the unit were asked to contact Janet Reutcke or any other board member.

Winter Lights: Winter lights will be installed over the arch again this year. The same contractor will be used as last year, as part of his fee provided for warranty replacement of any non-functioning units.

Report Covenant Violations: Residents were urged to report covenant violations to any board member. It was stressed that the resident should not feel as though they are tattling on a neighbor, but rather providing an opportunity for a board member to discuss any potential problems with

that resident and work toward a solution with them. In spite of the fact that the board regularly drives through the neighborhood, we cannot see everywhere and need help. The board has a policy of treating all residents with respect and approaching all matters with the intent to problem solve, offering assistance wherever necessary.

FLOODING:

Current Status of ongoing GBG flooding: Janet Reutcke reported that progress toward repair of the regular flooding at Idylwild and Carter, and Idylwild and the Country Club entrance is slow. She continues to work toward a resolution to these problems with Boulder Country Club and Boulder County, and said that the causes for the flooding have been identified and is told by County officials that responsibility for such has been divided between the Boulder Country Club and Boulder County. She also reported that a mistake appears to have been made regarding additional responsibility held by a homeowner in GBG. According to Boulder County, a portion of the drainage ditch in need of repair, runs through that homeowner's property, and is thus their responsibility to repair. That homeowner, however, contests this and as proof that the drainage ditch is not on private property, has shown Gina Hyatt their plat of survey which shows the drainage ditch to be outside of their property boundary. Janet is awaiting word back from the County on this, but promised to stay in close contact with them to seek the most speedy resolution possible, hopefully before another winter sets in. It was also noted that the recent Biblical Flood would undoubtedly slow down progress since the County has so many serious issues to contend with.

MUNICIPALIZATION: David Smith reviewed the current situation on the road maintenance issue for the unincorporated sub-divisions in Boulder County. The County has proposed a Public Improvement District (PID), which has been placed on the ballot for November 5, 2013. If approved, the measure would raise real estate taxes by approximately \$60/yr. for each \$100,000 of property value. All the sub-division roads will be maintained, resurfaced or rebuilt as required and, because the measure would allow bonding, the roads can be fixed faster than the following alternatives. The tax would be a federally deductible item for taxpayers who itemize.

If the PID is voted down, the County Commissioners have stated that they will have to implement a Local Improvement District (LID), which can be done without voter approval. For this plan, the cost to each homeowner would be based on the number of miles of road in their subdivision and the assessed value of their house. The charge is a lien on the property for 15 years but is not tax deductible. Because it does not allow bonding, the needed repairs will take longer.

We have heard from many residents that the County should have accepted full responsibility for these roads from the start and some have argued that the County has approximately \$50 million in Emergency Reserve funds that should be used for this purpose. Unfortunately, our meeting is being held just after the flood disaster and there are preliminary estimates that damage to the bridges, roads and other infrastructure in Boulder County might exceed \$250 million.

BOULDER COUNTY ROADS/PID: David Smith reviewed the status of the City of Boulder's plan to establish a municipal electric utility and separate from Xcel. To make this economically possible, the City has concluded it must purchase (condemn) six electrical substations from Xcel. Some of these serve both City and County customers, including all of Gunbarrel, so the City proposes to force those 1900 customers to join their Municipal system although they will have no vote in the process. Many residents object to this change with no opportunity to vote.

Subsequent to the HOA meeting, the Colorado Public Utilities Commission ruled on Oct 9th, 2013 that only they and not the City of Boulder have the right to determine which utility can serve customers outside city limits.

AREA DEVELOPMENT: Gina Hyatt reported on development in the area. Gunbarrel Gateway – This 5.9 acre former location of Hugh M. Woods on the corner of 73rd and Lookout Road is semi-completed. A Hampton Suites Hotel, with 100 guest rooms and meeting space, has been built. There is 100,000 square feet of commercial space to be completed.

The Alexan at Gunbarrel Flats – Located at 5460 Spine Road, this development has been approved by the City of Boulder. The development will include 232 apartments, 1500 square feet of retail space, and a total of 13 buildings. The developer will put a pedestrian/cyclist underpass under Hwy. 119 so residents can get to the RTD bus stop on Hwy. 110. The City has issued a permit for removing and relocating the prairie dogs on the property. Other permits have been delayed because of the flooding.

Gunbarrel Center was approved in February 2012 by the City of Boulder. The project located on 9 acres at Gunpark Drive and Lookout Road (east of King Soopers) will include 251 residential units and 50,000 square feet of commercial space. The project includes 3-story buildings. The City is allowing 3 more additional feet to the buildings to vary the level of the roofs. The Gunbarrel Medical Center building will remain.

6655 Lookout Road (across from the Gunbarrel Medical Center) - The project will be 68 apartments (mix of 1 bedroom, 2 bedroom and studio). No retail—the site is too small for mixed use. There’s been a little bit of a delay by the City in issuing permits due to the flood, but the schedule is to have the first building done next spring/summer with the other two buildings by late summer/early fall next year.

VOTE:

Retain Officers: Janet Reutcke asked for a motion from the floor to retain the current officers for another year. Ted Zeller made the initial motion to retain Janet Reutcke as president, Gina Hyatt as Treasurer, Stuart Kuzminsky as Director, and David Smith as Director. Phil Cogdill seconded the motion, and the officers were retained by a unanimous show of hand vote.

Maintain dues at \$60.00 per year: Janet Reutcke asked for a motion from the floor for a vote to maintain Gunbarrel Green annual HOA dues at \$60.00 per year. A motion was made by Phil Cogdill and seconded by Carolyn Buck. The motion to maintain dues at \$60.00 per year was passed by a unanimous show of hand vote.

NEW BUSINESS: Janet Reutcke asked if there was any new business from the floor. Nothing was brought up. Janet passed around sign up sheets for volunteers for the following board and committee positions: Director, Treasurer, Liaison Committee, Audit Committee, Nominating Committee, Directory, Gourmet Club, Halloween Patrol, Holiday Greens, Block Party, and Welcoming. She urged residents to sign up, assuring them that they would have complete control over the amount of time and energy given.

ADJOURN: Janet Reutcke thanked all in attendance for coming to the meeting and asked for a motion to adjourn the meeting. A motion to adjourn was initially made by Ted Zeller and seconded by Phil Codgill. Following unanimous approval by a show of hand vote, the meeting was adjourned at 9:40pm.

Board members present:

Janet Reutcke - President
Gina Hyatt – Treasurer

Stuart Kuzminsky – Director
David Smith – Director

Committee Chairs and members present:

Architectural Committee:
Sandi Misura – Chair
Cynthia Arey – Member

Garage Sale Committee:
Cynthia Arey - Chair
Website:

David Smith – Member

Marc Rochkind

*Minutes submitted by Janet Reutcke, Gunbarrel Green HOA President