

Gunbarrel Green 2014 Annual Meeting Minutes
Tuesday, October 7, 2014

The annual meeting of the Gunbarrel Green Home Owner's Association was held at 7:00 p.m. on Tuesday, October 7, 2014 at the Boulder Rural Fire Station at 6230 Lookout Road, Boulder Colorado, 80301.

The meeting was called to order at 7:00 pm. by Janet Reutcke, President, Gunbarrel Green Home Owner's Association. Other Board members present were Gina Hyatt and Stuart Kuzminsky.

UNINCORPORATED BOULDER COUNTY ROAD MAINTENANCE – Janet gave a report prepared by David Smith, HOA Board member. The organization known as BoCo was successful in defeating the attempt by Boulder County to force a Limited Improvement District tax on all homes in unincorporated Boulder County. Those who paid this proposed tax in full or in part will have those monies refunded. BoCo is not preparing an additional lawsuit regarding this issue. Janet asked those in attendance if there were any questions. No questions.

BOULDER COUNTY ELECTRIC MUNICIPALIZATION – The Boulder City Council has proposed a plan to establish its own electric service. Service in Boulder County is now supplied by Xcel. Janet will keep the Gunbarrel Green residents up to date on this issue as it moves along. Boulder County residents do not have a vote on this particular issue. Janet asked for a show of hands for those for and against (or neutral) on this issue. An overwhelming majority was against the issue of condemning Xcel. There were two neutral votes. There were questions from several residents regarding their solar panels. Several people have solar panels that were partially funded by Xcel when they were installed (an energy credit), Xcel charges a small fee (shown at the very end of the bill) to support those using solar panels. If those homes use less energy that billing period, the excess goes back into the reserve. One resident said that Xcel is bound by law that 20% needs to be renewable energy.

The excess money from the bill does not belong to Xcel, but to the home owner. Comments were made that Boulder is a home rule city regarding the energy situation. Xcel has to answer to the PUC. The PUC must approve a rate increase. Janet will check into this situation also.

PROGRAM –

Rob O'Donnell, captain of Boulder Rural Fire Department -

After receiving thanks for the spaghetti dinner the Boulder Rural Fire Department put on to help the Lyons firefighters who lost their homes in the September 2013 floods, Rob gave a presentation on Safety in our homes. Safety suggestions made were:

Use power strips in our homes and minimize extension cords.

Keep combustibles away from space heaters.

Fire extinguishers – their life is approx. 6 years – have yours checked – the #3 size is efficient – the #10 size (mainly commercial) can be recharged. The average home should have a minimum of two fire extinguishers, but three are preferable. They should be placed in the kitchen, garage and near the furnace room. (Be sure to also place one in the basement if your home has one, especially if it has a bedroom.) He warned to not place an extinguisher right next to the furnace, but rather at a safe distance, allowing one to have access to it in the event of a furnace fire. If you

do discharge an extinguisher to put out a fire, the cleanup can be done by vacuuming, or in larger areas, have a clean-up company come in to take care of this.

Used batteries – Batteries Plus (28th & Bluff) will take old batteries – CHARM will not take them. (CHARM, located at 6400 N. Arapahoe, Boulder, CO., will accept electronics, appliances, hard to recycle plastics, and many miscellaneous items. Scrap metal is recycled free of charge. For more information, see their website: www.ecocycle.org)

When you are filling a gas can at a gas station, take the can out of your car/truck to fill it
It is a myth that you should not use a cell phone at a gas station.

Boulder County Storm Alert – you can sign up for this free on line. Reverse 911 is not the same, as this service goes only to your home phone. (You may sign up for alerts at boulderoem.com)

Keep this number handy – enter it in your cell data – POISON CONTROL 1.800.222.1222

CO detectors – don't install these by fuel burning appliances – install them low on a wall rather than high on the wall – you also need one of these detectors in your basement if it is a finished basement

Larger outdoor fires happen in Winter – keep the wild grass trimmed if you have open land by your home – keep it so a fire could be put out with a hose – height should be under 36” max
Storage of hazardous materials in your garage – use metal containers instead of plastic – plastic expands and gets weak.

Propane storage – always store this outside your home – not in your garage.

Kevin Afflerbaugh from Western Disposal gave a presentation on recycling:

Western Disposal started in 1970 and at that time it was unique to have a local company doing this work.

Western Disposal's recycling center is at 63rd and Arapahoe – all of the recycle items go there. Boulder has a “single stream” recycling method – a mix of categories in the same bin when picked up.

Trash, not recyclable – plastic-coated cardboard (like pizza boxes), greasy cardboard, drinking cups, butcher paper that fish and meats are wrapped in.

Recycle – small plastic yogurt containers, juice packs, plastic bottles with or without plastic lids.

Compost – shredded paper

Free shredding day – Western has a free shredding day three times a year.

Worn out/damaged trash cans – Western will replace these free.

Tours – Western offers tours of their facility – minimum of 5 people – great for young people to learn these processes.

Western Disposal's landfill is near Erie, Colorado. They deliver several truckloads there every day.

* For complete Recycling and Composting guidelines, please visit Western Disposal's website at: westerndisposal.com)

SPEEDING ON IDYLVILD, SIDEWALKS, ETC. – report by Stuart Kuzminsky

The HOA has two speed sentry signs (Idylwild and Old Post). The HOA receives a lot of calls regarding speeding on Idylwild. We indeed are fortunate that we have not yet had a terrible incident. There have been many, many very close calls though. The Boulder County Sheriff's office has been contacted a number of times regarding this situation. With their limited staff, it is difficult to control this issue. Stuart commented that perhaps people are used to the speed

sentry signs because they have been in the same locations for a long time. Perhaps re-locating them will help. The streets in Gunbarrel Green have the 20 mph speed limit because there are no sidewalks. This is county law. If we did want sidewalks in Gunbarrel Green, the residents would have to pay for them. If our subdivision is ever annexed into the City of Boulder, Boulder would be responsible for paying for sidewalks and street lights. Gunbarrel Green Past President Chuck Simmons commented that there actually is enough space (17 feet from the concrete swail) to allow sidewalks. One resident wondered if sidewalks would increase our property values. Families with small children would likely benefit from having sidewalks as the county will no longer allow the old “Children At Play” signs.

The flashing red and blue lights type of speed sentry is much more expensive than the type we have. It is estimated that at least one fourth of cars traveling on Idylwild are substantially exceeding the 20 mph speed limit. It is especially dangerous because Idylwild has so many blind curves. Janet will contact our speed sentry company to see if the red/blue flashing function is available as an additional option.

The “speed bump” idea has also been studied and the county has stated that it needs a 5-year investigation first and right now, it has no funds for this type of project. Any resident may call the Boulder County Sheriff’s Department to report speeding and they will start building up a log on this activity. You do not necessarily have to have the speeder’s license number. The Sheriff’s phone number is 303.441.4444.

TRIM LANDSCAPING NEAR OUR STREETS – many properties in Gunbarrel Green have bushes and hedges very close to or, in some cases, hanging over the edges of the street. Please keep these areas well-trimmed for the safety of our pedestrians. This is addressed in our covenants and is also a Colorado state law.

POSSIBLE TRAFFIC LIGHT AT IDYLWILD AND LOOKOUT ROAD – the HOA has been told that we do not warrant a stoplight based on four vehicle cumulative hours of delay. The City of Boulder has told the HOA that there is not enough room for a roundabout. The 4-way stop was also not an option. With an influx of new residents into our area, the traffic will get heavier. One issue mentioned was if a person had an emergency and had to get onto Lookout Road from Idylwild in a hurry, this could result in disaster. Traffic can really back up in all directions at that intersection, especially during rush hours.

HALLOWEEN NIGHT – Janet suggested having neighborhood patrols – home owners being on alert for pranks or any undesirable situation. If necessary, call the Boulder County Sheriff.

AREA CONSTRUCTION PROJECTS – report by Gina Hyatt

Gunbarrel Gateway will have approx. 100,000 square feet of commercial space.

The Alexan, now called “Apex 5510” has 231 apartments in 13 buildings. There is talk of putting in an underpass under Highway #119 to allow residents to get to the bus stop.

Spine and Lookout – zoning from industrial to commercial.

Gunbarrel Center – 251 residential units and 50,000 square feet of commercial space. The project includes 3-story buildings. The parking garage (large cement structure being built) will have what is called a “true wrap” around it (the cement walls will not be seen). This project is set for a July-August 2015 completion.

Avery Brewery – this project, now under way, has 96,000 square feet and houses the Avery corporate offices.

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. Sandi commented that there have been fewer requests this past year as compared to the previous year. Sandi encouraged everyone to be familiar with the Gunbarrel Green covenants regarding which situations need HOA approval. The procedure is that the architectural committee reviews the submitted material and makes a recommendation to the HOA Board. The Board then makes a final decision on the issue and notifies the homeowner. The current Architectural Committee members are Sandi Misura, David Smith, Cynthia Arey and Ed Madison.

TREASURER’S REPORT – GINA HYATT

Gina passed out copies of her annual report. Gina reported she has received annual dues from 256 households (up from 213 last year at this time). 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 covenants state that dues must be paid up to date before your property can be sold.

Other subjects brought up during the meeting:

Email addresses of Gunbarrel Green residents – Gina reported she has 156 addresses of the 312 residences in our subdivision. This can be used for neighborhood alerts, etc. so she hopes to have more soon.

Walking path in the Roaring Fork and Four Rivers area – the boulders were problematic as they diverted pedestrians and cyclists onto private property. The boulders were removed and now they want them back in place. Jan will work on this to learn more.

Facebook page – Jonathan Mills created our page – [gunbarrelgreen.facebook.com](https://www.facebook.com/gunbarrelgreen) – and would like more residents to join the site.

NEW BUSINESS – Marc Rochkind requested that the Board look into creating a new logo for Gunbarrel Green. He commented that the old logo (a gun) was somewhat offensive to some people. The Board will solicit new logo suggestions. We should be able to gather information without cost based on comments from several residents in attendance. A motion was made and Gina Hyatt seconded the motion. Motion passed.

President Reutcke concluded by stressing the need for more volunteers in a number of areas, and saying, “We welcome and encourage you to become involved”. Please do contact her if you are interested.

A motion was made to re-elect the current HOA Board members and to add Cynthia Arey as a new Board member. The Gunbarrel Green Board members for the upcoming year are, President Janet Reutcke, Treasurer Gina Hyatt, David Smith, Stuart Kuzminsky and Cynthia Arey. This motion was made by Betty Cox and seconded by Gaye Franklin. Motion passed.

A motion was made to continue our \$60 annual dues. This motion was made by Gaye Franklin and seconded by Betty Cox. Motion passed

Meeting adjourned.

Respectfully submitted,
Sandi Misura, Secretary