

GUNBARREL GREEN HOA – BOARD MEETING MINUTES (DRAFT)

Date: September 16, 2020 (Wednesday)

Location: This meeting was held virtually via Zoom due to Covid regulations in Boulder, Colorado

Board members attending: Gina Hyatt, Ron Podhajsky, Sandi Misura and Marc Rochkind.

Don McLean has resigned.

The meeting was called to order at 4:04 p.m. by Acting President Ron Podhajsky. Ron announced that a quorum was present. The floor will be open for member input prior to voting on a motion. Ron announced that he must leave this meeting at 5:25.

The Draft Minutes from the previous Board meeting (8.13.20) were presented for approval. Motion to approve by Gina, second by Ron. Motion was not voted on. Marc noted a change needed in the paragraph about “Action Without A Meeting”. The correction is that a form has been designed (not will be designed) and will be shown to our attorney. The Secretary will send the corrected draft to the Board. The Board can then approve these Minutes and post them on the website if there are no additional changes.

The Draft Minutes from the February 17, 2020 Board Meeting were presented for approval. Motion to approve by Marc, second by Gina. Vote was unanimous. **Motion passed.**

Annual Meeting - Our annual meeting will be held on Tuesday, October 6, 2020 via Zoom. Post cards have been mailed to all members notifying them of the date and time and venue. Discussion regarding whether to have Melissa Garcia, our HOA attorney, be present at the annual meeting. One meeting attendance is included in our annual contract with Altitude Law. Rom, Sandi and Gina agreed and she will be present via Zoom.

Nominating Committee Chairperson – the current chairperson, Gina Hyatt, was appointed chairperson by Action Without A Meeting and will hold office until the end of the 2020 annual meeting. Per our Bylaws, we need to announce a Nominating Committee Chairperson for the 2020-2021 year at the annual meeting. Upon motion by Ron, second by Gina, Gina Hyatt was nominated for the position. Discussion followed. A member asked about nominating this chairman, but the Nominating Committee Chairman is appointed by the Board, per our Bylaws (Section 5, Article 7). Ron, Sandi & Gina in favor, Marc opposed. **Motion passed.**

Ballot – Discussion about the ballot. The Nominating Committee is not responsible for the ballot. The Board will approve the final ballot before it is printed and mailed.

Nominating Committee Report – Gina Hyatt – Sept. 24 is the deadline for applicants to submit information if they want to be considered for a Board position. There are two 3-year positions open this year. The Nominating Committee will interview the candidates. A member suggested the bios be posted on the website. Marc said he too is in favor of bios being posted. Motion by Marc, second by Ron that the bios, a statement about why they want to be on the Board, and which committee they would like to serve on, in a 500 word (or less) format be posted on the HOA website. Gina amended the motion by adding “with each candidate’s consent”. All in favor. **Motion passed.**

Gina announced the selection of the other members for this year's Nominating Committee - Cynthia Arey and Jeff Deis. The Board voted to approve these committee members. Motion by Gina, second by Ron. Ron, Sandi & Gina voted in favor, Marc abstained. **Motion passed.**

Voting for the open Board positions at the annual meeting on Oct. 6 –

Candidates - There will be two candidates from the Nominating Committee, those who self-nominate by Sept. 24, and those nominated from the floor at the annual meeting. Marc moved that all candidates applying by Sept. 24 be placed on the ballot in alphabetical order. There was no second.

There are three voting methods being considered by the Board:

1. There is a company who handles non-profit voting for a fee of \$350. Each eligible voter is assigned a code and voting is done during the meeting.
2. The candidates have a chance to speak at the annual meeting. There may be additional nominations from the floor. After the meeting, a ballot is mailed to each eligible voting member. To be an eligible member, your dues must be paid and you must be a lot owner (one vote per lot). The ballots would be returned to Altitude Law, who will then announce the two successful candidates.
3. There is a Zoom Chat method using HOA volunteers that could take place during the meeting.

The Board was discussing the pros and cons of each method when the meeting came to an end. Method #2 would reach all the members, not just those who are computer literate. Sandi moved that we use Method #2. The meeting ended before voting on which method to use. Additional discussion is needed.

Meeting adjourned at 5:25 upon Motion by Gina, second by Ron. All in favor. **Motion passed.**

Sandi Misura, Secretary