

GUNBARREL GREEN HOA - ANNUAL MEETING MINUTES

Motion to approve these minutes will be made at the 2019 Annual Meeting

Date: October 2, 2018

Location: Hampton Inn, 6333 Lookout Road, Boulder, Colorado

Board members present: Cynthia Arey (new President), Jenn Prohaska (new Vice President), Sandi Misura (Secretary), Gina Hyatt (Treasurer) and David Smith (re-joining the Board)

The meeting was called to order at 7:05 p.m. by Cynthia Arey. Meeting Ground Rules were read.

Minutes from last year's Annual Meeting were distributed. Motion to adopt these Minutes was delayed until later in this meeting so everyone could review them.

TREASURER'S REPORT – Gina Hyatt – there are 304 properties in the Gunbarrel Green HOA. To date, 278 people have paid the annual dues of \$100 and 24 people have not paid 2018 dues. Fifty-nine people paid online this year.

ARCHITECTURAL COMMITTEE – Sandi Misura – Sandi reported that 2018 has been very busy with 34 roofing requests (over 10% of our homes) as well as additions, new builds and decks. Sandi thanked the other four members of the Architectural Committee for their work this past year— John Fischer, Tessa Hathorn, Roy Hyatt and David Smith. Sandi reminded everyone to contact the HOA if you are considering a storage shed or fencing project.

ARCHWAY COMMITTEE – Cynthia Arey – Cynthia reminded us that the arch is owned by Boulder County, not the HOA, but we maintain it. Perennials have been planted in the planter boxes. We hired GreenCare to repair our 1986 sprinkler system that was leaking and defective. Kids have been climbing on top of the arch and the sheriff was contacted. Crushed red stone will be added along the edge of the walkways and other key areas.

ARTICLES & BYLAWS COMMITTEE – Mike Dorsey – Mike reported that the project to revise our current Articles of Incorporation and Bylaws was delayed when we discovered we might have to comply with the Colorado Common Interest Owners Act. This investigation took some time, and the HOA also changed attorneys during this time. We have hired Melissa Garcia, with Altitude Community Law (formerly Hindman-Sanchez). This firm specializes in HOA law. Melissa gave a legal opinion that the Gunbarrel Green HOA does not have to comply with the CCIOA because there is no mandatory dues requirement in our Declaration (the ability to collect dues is defined in our Articles and Bylaws). Suggested revisions from the committee and Board will be formulated and mailed to the members. Then, a meeting will be held for community input and a final version will be mailed to all residents for approval. This is the same process we started last Spring.

COVENANT COMMITTEE – Cynthia Arey, Gina Hyatt and Tim Johnson – Gina reminded residents that eight properties were exempted from the covenants when our subdivision was planned in the early 1960's. This past year, the HOA has received 27 complaints. Some of the issues completed were removal of two large hedges at the church for road safety, due to noise issues, a food truck at the church was relocated, RV's parked on properties have been notified and a short-term rental in a resident's home has been stopped.

GARAGE SALE COMMITTEE – Cynthia Arey – this year's Garage Sale was held September 16th and had 16 participants. The donations were \$325.00. Expenses totaled \$316.96. A food drive was held in conjunction with the garage sale and 84 pounds of food were collected for charity. During the last eight years of community garage sales, 560 pounds of donated food has been collected.

LIFE CYCLE EVENTS COMMITTEE – Gina Hyatt - Gina reported that this is a newly formed committee and we would like to receive news about your family to include in the newsletter, such as graduations, special awards, etc..

HOA DIRECTORY COMMITTEE – Gina Hyatt – Gina reported that the 2019 Directory may be mailed in January. The next newsletter (October) will have a participation form for the 2019 directory. Please fill it out and let us know if your phone numbers or email addresses have changed, and also if you would like to volunteer for neighborhood HOA committees.

NEIGHBORHOOD EVENTS COMMITTEE – Jenn Prohaska – this is a new committee organizing neighborhood events which may include a paper shred day, apple share day, rollaway rubbish day, and plant exchange day, to mention a few! There is a Neighborhood Participation form available tonight. Please mail it to the HOA PO box or send to gunbarrelgreen@gmail.com so we can gauge interest in the proposed activities.

NEWSLETTER COMMITTEE – Gina Hyatt – Gina is asking for a few volunteers, reporters, etc. as this really is the “voice” of our community. Gina thanked Kathy Krol for her articles about gardening and Jonathan Mills for his help by sending community emails.

NOMINATING COMMITTEE – Gina Hyatt, Chairperson – Gina thanked the committee members, Chick Misura and Peter Kirmeier. During the year, the Board elected Jenn Prohaska as Vice President and David Smith as Director to fill vacancies until confirmed by members at the annual meeting.

SAFETY & TRAFFIC COMMITTEE – Cynthia Arey – Cynthia reported speeding on Idylwild has decreased. She thanked Ken Brin for his work on the speed sentry signs. The “20 Is Plenty” signs are still effective. The speed bumps idea for Idylwild Trail has been shelved but this is still a possibility. Mike Thomas of Boulder County did another auto count survey and we are waiting on the results. Regarding the subject of a traffic light at Lookout Road and Idylwild Trail, the infrastructure has been in place for some time but the City of Boulder determined traffic hasn’t reached a threshold yet to warrant a traffic light.

SOCIAL COMMITTEE – Jenn Prohaska – Jenn reported that the three brewery tours (“Bikes to Brews”), organized by Sarah Mills and Alicia and Joe DiRago, were very successful. The 2018 tours are family friendly and people brought their children and dogs. The annual HOA Pumpkin Wagon will make its rounds this year on Oct. 14 to deliver a pumpkin to every home. Jenn asked for volunteers to deliver pumpkins on foot and in golf carts. There will also be a pumpkin carving contest with your pumpkin photo posted on our Facebook page. This committee also welcomes new residents by distributing custom Gunbarrel Green tote bags.

WEBSITE COMMITTEE – Marc Rochkind – Marc reported that the content of the website is controlled by the Board and that he is providing the website design at no cost and maintenance fees are \$100 +/- per year.

MINUTES OF LAST YEARS ANNUAL MEETING - Cynthia Arey re-opened the subject of the minutes from last year’s annual HOA meeting and asked those present if there were any corrections. There were no corrections.

Gina Hyatt moved to adopt the minutes of last year’s HOA Annual Meeting, second by Ron Podhajsky. Motion passed.

A motion to amend was read by Cynthia Arey. Cynthia moved to amend a motion passed at last year’s annual meeting. That motion was to have the minutes of the quarterly board meetings and the annual meeting posted on our HOA website within three days of the meeting. This motion was adopted at last year’s annual meeting and is suggested to be amended as follows:

“Draft only, not approved minutes of board meetings and annual meetings be made available, upon request, to members within thirty days of the meeting. Approved Minutes of board meetings and annual meetings will be posted on the HOA website within seven days of approval of minutes.”

Gina Hyatt moved to adopt this amendment. David Smith second. Marc Rochkind opposed. Discussion followed.

Ken Brin asked that this amendment be revised stating a two-week timeline for minutes to be posted on the website (rather than thirty days). Discussion followed. The motion was revised to read as follows:

”Draft only, not approved minutes of board meetings be made available to members on the website within seven days of the meeting. Approved minutes of board meetings will be posted on the HOA website within seven days of approval of minutes.”

Mike Dorsey moved to adopt this amendment. Ron Podhajsky second. Motion passed.

DOOR PRIZES - Ampersand Coffee donated a bag of their coffee and Element Bistro donated a \$50.00 gift certificate. The Hampton Inn donated a free one night stay at this facility.

VOTING FOR OFFICERS - Our new attorney suggested we vote for officers by secret ballot with a clean slate. Members were given secret ballots when they entered the room tonight. There were no nominations from the floor. Terms for the officers were staggered. Cynthia asked for volunteers from the floor to count the ballots and Carolyn Dorsey and Dirk Arnold volunteered. The results were Gina and Sandi were elected to three year terms, David and Jenn were elected to two year terms and Cynthia was elected to a one year term.

Cynthia opened discussion from the floor. Matters discussed were:

1. Arch - sprinkler system, new trees and broken lights
2. If a lawyer attends our meeting, is the lawyer paid? The answer is yes.
3. Articles & Bylaws revision project – Marc Rochkind wants 60% of the membership to approve the final documents, as stated in our current documents. He feels we should hold meetings to ask the membership what they want in these documents, rather than having them reviewed by a lawyer and incurring more expense. Marc feels if we don't do it this way, the vote will fail again. Cynthia commented that the Articles and Bylaws Committee will decide this, not the Board or the members attending this meeting. Marc's ideas will be taken under consideration. Mike Dorsey then spoke to some of Marc's concerns.
4. Running groups from Avery Brewery on Idylwild. Gina can contact Avery if needed.
5. Marc Rochkind commented that he thinks the Board operates under too much secrecy. Gina responded that the Board adopted a policy in 1982 to not disclose the names of people who violate covenants, who we have taken to court, etc. as a matter of public shame or possible legal violation.
6. Ron Podhajsky volunteered to remove the dead tree near the arch. Cynthia said she would contact the County.
7. Don McLean told of his excellent energy audit by Excel.
8. Wayne Johnson, Betty Cox and Jonathan Mills all thanked the Board for their volunteer work.

Motion to adjourn by Sandi Misura, second by David Smith. Meeting adjourned at 9:05 p.m.

Respectfully submitted,
Sandi Misura, Secretary
Gunbarrel Green HOA
10.8.18