

GUNBARREL GREEN HOA - ANNUAL MEETING MINUTES (DRAFT)

These Minutes will be presented for approval at the 2020 Annual Meeting

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Date: October 22, 2019

Location: Boulder Country Club, Boulder, Colorado

Board members present: Cynthia Arey (President), Jenn Prohaska (Vice President), Sandi Misura (Secretary), Gina Hyatt (Treasurer) and David Smith (Director)

The meeting was called to order at 7:04 p.m. by Cynthia Arey. A quorum was verified. Rules of Conduct were read. Cynthia read a list of HOA accomplishments and spoke about HOA goals for the next 12 months.

Cynthia introduced the Board members, recognized Committee members and introduced Melissa Garcia, our HOA attorney. Melissa is with Altitude Community Law, a firm that specializes in HOA law.

Motion to adopt the Minutes from the 2018 Annual HOA Meeting was made by Gina Hyatt and seconded by Sandi Misura. Motion passed unanimously.

TREASURER'S REPORT – Gina Hyatt – no dues increase is planned for 2020. Copies of the 2019 Budget were distributed. When possible, funds are deposited into interest bearing accounts.

ARCHITECTURAL COMMITTEE – Sandi Misura – 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 new fencing, a storage shed, new roofing, etc. Also, if you are replacing your doors or windows, you now need a Boulder County permit as well as HOA approval.

ARCHWAY COMMITTEE – Cynthia Arey – We are reminded that the arch is owned by Boulder County, not the HOA, but we have an agreement with the County to maintain it. Perennials have been planted in the planter boxes which creates a savings vs. planting all annual flowers. This summer, mowing began at the east entrance area (75th and Old Post /Old Mill area). The HOA annual water bill was significantly reduced due to last year's newly refurbished sprinkler system in the archway area. Next year, additional Colorado red rock will be extended to the Gunbarrel Green sandstone entry sign. \$300 has been budgeted for upgrading the Christmas decorations at the flower boxes.

COVENANT COMMITTEE – Gina Hyatt, Cynthia Arey and Tim Johnson – Gina reminded residents that there are 9 properties that are exempt from the covenants. This exemption was established by the subdivision developer when the lots were sold. Complaints have been handled regarding overgrown landscaping, trash cans in sight and RV parking throughout the community.

DIRECTORY COMMITTEE – Gina Hyatt – The HOA directory is published every other year and asked that to please contact her if any of your information has changed. Inclusion in the directory is optional.

GOVERNING DOCUMENTS COMMITTEE – Mike Dorsey – Mike asked Melissa Garcia, with Altitude Community Law, to speak about the proposed revised documents. Melissa reported that our old documents (Covenants, Bylaws and Articles of Incorporation) need to be updated and become compliant with current Colorado law for HOA's and non-profit organizations. Our drafts were submitted for her review. We received her input, and then mailed the draft documents to the members. There is a meeting on Monday, Nov. 11 at the Element Restaurant conference room at 7:00 p.m. to ask for community input.

NEWSLETTER COMMITTEE - Gina Hyatt – Gina asked for volunteers to help with the newsletter.

NOMINATING COMMITTEE – Gina Hyatt – Gina announced there is a Board position open for a three year term. Gina thanked the Nominating Committee members Peter Kirmeier and Chick Misura. The Nominating Committee unanimously endorsed Cynthia Arey for a three year term.

SOCIAL COMMITTEE – Jenn Prohaska – Jenn thanked her committee members, Sarah Mills and Alicia DiRago. There were three social events this past year – bike to brewery events, an ice cream social and the pumpkin wagon event which delivered a pumpkin to each home. Feedback from the community has been very positive.

GARAGE SALE COMMITTEE – Cynthia Arey – This year's 9th community garage sale had 19 participants. The donation total was \$312.50 and the expenses were \$206.16, generating \$106.31 in donations from the participants. 57 pounds of food was gathered for the HOA Food Drive and was donated to Community Food Share. The Gunbarrel Green HOA has now donated 604 pounds of food to Community Food Share during the past nine garage sale events. A community wide food drive was proposed for next year.

SAFETY COMMITTEE - Cynthia Arey – the committee continues to address the speeding on Idylwild Trail. We are continuing to use the “20 Is Plenty” signs. One idea the committee is considering is painting “20 Is Plenty” on the pavement and not using the “20 Is Plenty” signs. These are County roads and the County has been contacted but no agreement has been made. Since the newsletter article about golf cart safety, there have been fewer complaints about under age drivers. The committee is still considering speed bumps for Idylwild Trail. A postcard will be mailed next year asking for opinions/consensus on speed bumps on Idylwild, painting “20 Is Plenty” on pavement near our north and east entrances and a stop light at Idylwild Trail and Lookout Road.

NOMINATIONS FOR VACANT BOARD POSITION - Cynthia opened the floor for nominations to the HOA Board of Directors. There is one vacancy for a three year term. Cynthia Arey's term on the Board was completed and the Nominating Committee has endorsed her for re-election.

Marc Rochkind nominated himself and presented 29 proxies that he had collected prior to the meeting, of which 24 were valid. The other five proxies were determined invalid because of voter ineligibility (4 unpaid dues and one unsigned). Three proxies voting for Cynthia Arey were submitted by a member and these were determined valid.

There were two nominees for the vacant Board position – Cynthia Arey and Marc Rochkind. Cynthia asked for two volunteers to collect and count the secret ballots from those present. Paula Ball and Joe Calabria volunteered.

There was a motion by John Glidden, second by Joe Calabria, to amend the agenda and give people a chance to talk before the voting takes place. Chris Mizner voiced his support. Marc Rochkind spoke about what he wants to do if elected.

While the ballots were being counted, Cynthia opened discussion from the floor. Matters discussed were:

1. A resident asked what covenant violations last year were handled for \$1,200. Gina Hyatt responded that this was legal fees for an RV issue and a playhouse issue.
2. Jeff Deis volunteered to help get a stoplight at Idylwild and Lookout.
3. Thomas Beckley asked if the “20 Is Plenty” road painting would be on the Tanglewood side also. Cynthia answered yes.
4. Mike Kennedy brought up the speed bump issue and how many people are in favor of installing them.

The results for the election of a three year Board member were read: 46 in favor of Marc Rochkind and 24 in favor of Cynthia Arey. After proxy verification, the final tally with was 41 for Marc Rochkind and 24 for Cynthia Arey. Those present at the meeting voted 17 in favor of Marc and 21 in favor of Cynthia. Marc Rochkind was elected to a three year term on the Board of Directors.

DOOR PRIZES – Three door prizes were given – two reflective vests, a \$50 gift certificate from Element Restaurant and a one night stay at the Hampton Inn. These gifts were much appreciated.

There were 57 attendees at this meeting, representing 45 properties.

Motion to adjourn at 8:42 pm by Jack Brown. Second by Martha Sue Brown. Meeting adjourned.

Sandi Misura, Secretary
Gunbarrel Green HOA