

## GUNBARREL GREEN HOA – QUARTERLY BOARD MEETING MINUTES (DRAFT)

Date: March 27, 2019

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

Board members present: Cynthia Arey, Gina Hyatt, Sandi Misura, Jenn Prohaska, David Smith

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An Open Forum for members/home owners was held prior to beginning the meeting. Residents attending: Mike Dorsey, Greg Jablonski, Don McLean, Marc Rochkind, Lynn Trumble. Greg Jablonski suggested we include the meeting agenda when we email/mail notices of the open Board meetings. Don McLean suggested we remind people again to put their trash cans out of sight and pay particular attention to shrubbery that has grown over the concrete aprons. Lynn Trumble commented on the overgrown junipers that encroach onto the street apron are safety hazards in many places. Marc Rochkind expressed his disapproval of the 2019 HOA Budget line item of \$17,000 for revising/restructuring our HOA governing documents (Articles of Incorporation, Bylaws, Covenants), as well as the transparency of this project. Mike Dorsey, Chairman of the Articles & Bylaws Committee, stated that this project stopped last Fall when we changed attorneys and made the decision to have our new attorney review all of our documents for compliance with current Colorado law, etc. and suggest changes to these previously revised documents.

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The meeting was called to order at 7:18 p.m. by Cynthia Arey, President of the Gunbarrel Green HOA. Cynthia announced a quorum is present. Tonight's agenda was approved. Motion by Gina, second by David.

The Minutes from the previous board meeting (9.18.18) were presented for approval. Motion to approve by David, second by Gina. **Motion passed.**

Treasurer's Report – Gina Hyatt – Gina presented the 2019 Budget and the 1.1.19 to 3.25.19 Treasurer's report.

Architectural Committee Report – Sandi Misura – this committee is still busy with roofing approval requests due to hail in 2017 and later. Gina Hyatt and Mike Dorsey thanked this committee for their work. Reminder that all tree houses and play houses need Architectural Committee approval.

Archway Committee – Cynthia Arey – Cynthia got four bids to do the previously approved landscape work around the arch entrance. Emerald Landscaping had the lowest bid and they will start next week. The pathways stay the same but the surrounding area will have new crushed red stone.

HOA 2019 Directory – Gina sent the information to the printer today. We will receive a draft to approve before the final version is mailed. The directory is mailed to all members every other year.

Traffic Committee – Cynthia Arey – Cynthia has been communicating with the County to get our streets cleaned. One resident slipped on the accumulated gravel at the edge of the street. David Smith volunteered to talk to the groundskeeper at Boulder Country Club to see what can be done about the drainage problem at Idylwild and Indian Peaks (west). Cynthia and Gina researched the possibility of painting "20 Is Plenty" on Idylwild. No decision on this yet.

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Page 2 of 2

Governing Documents Committee/Articles & Bylaws Committee – Cynthia reported that Melissa Garcia, our new attorney (Altitude Community Law) said we would have our draft information in approximately three months from our last meeting with her. It has been about 3-1/2 months and Melissa reported we would have our draft documents soon. Cynthia addressed the issue of the \$17k budgeted for attorney fees for this project. We hope to come in under this figure. When we receive her drafts, we will make our changes, then send all the documents to the members for input. There will be a community meeting for additional input. With new revisions incorporated, the documents will be sent to every member for final approval. This has turned out to be a tedious process but it will be done legally and correctly.

New Business – Cynthia Arey moved that we purchase the domain name “gunbarrelgreenhoa.com”. She said the cost would be \$15 per year. David seconded the motion. **Motion passed.**

There was discussion about the possibility of having the white lights on the arch (Lookout Road) all year. It would cost \$12-\$15 more per year for the power. Sandi moved we postpone this issue until we can get more community input. David seconded the motion. **Motion passed.**

Gina moved that we purchase downward facing solar motion detector lights for the arch area. She asked for a budget of up to \$300 for the lights and installation. David seconded this motion. **Motion passed.**

Sandi proposed looking into painting the west side fence at the arch the same color as the east side fence to brighten up that area. Trees need to be pruned there too. Cynthia and Gina thought the fence was owned by the adjacent home owner so this plan wouldn't work. Gina moved to not do this at this time. David seconded. **Motion passed.**

We would like to have a meeting for all who have indicated they want to volunteer on HOA committees. David will see if we can use a meeting room at the Boulder Country Club.

Community events – Gina will look into the cost of having a paper shredding truck come out so our members can shred unwanted paperwork. She also mentioned saving the milk bottle caps from Longmont Dairy deliveries so we can donate these to schools.

Cynthia reminded everyone that short term rentals are not allowed in our HOA members' homes.

Transfer fees and Status letters – Our HOA currently does not charge a transfer fee when a home is sold/bought. We used to charge \$100 and since we stopped charging, we have lost \$2,300 in revenue. Cynthia (who is a realtor) said less than 1% of HOA's do not charge transfer fees. Typical HOA's charge from \$400 to \$600 for the transfer fee and status letter. Marc Rochkind suggested we amend the Bylaws with one sentence so we can begin to charge \$100 again.

The next board meeting date, place and time (in approx. 3 months) will be on the HOA website.

Motion to adjourn at 8:31 p.m. by Cynthia, second by Jenn. **Motion passed.**

Respectfully submitted,  
Sandi Misura, Secretary