

GUNBARREL GREEN HOA - BOARD MEETING MINUTES (DRAFT)

Date: September 18, 2018

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

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

An Open Forum for members/home owners was held prior to beginning the meeting. Don and Susie McLean were in attendance.

The meeting was called to order at 7:20 p.m. by Cynthia Arey, newly elected President of the Gunbarrel Green HOA. Janet Reutcke, our President for the past six years has retired due to health issues. We thank her for her dedication to the HOA and we wish her a speedy recovery. We are happy to announce that Jenn Prohaska joined the Board of Directors about a month ago.

Cynthia announced a quorum is present. Tonight's agenda was approved.

The Minutes from the previous board meeting (6.19.18) were presented for approval. Motion to approve by Sandi, second by Gina. **Motion passed.**

Treasurer's Report – Gina Hyatt – there are 304 properties in the Gunbarrel Green HOA. To date, 28 people have not paid 2018 dues. Fifty eight people took advantage of our new payment option and paid their dues online. Gina is investigating Desktop QuickBooks and will choose a system that can eventually be passed to a new Treasurer.

Architectural Committee Report – Sandi Misura – Sandi will give a more detailed report at the annual meeting, but reported that the committee has been very busy with roofing approval requests.

Archway Committee – Cynthia Arey – We are reminded that the arch is owned by Boulder County, not the HOA. We have hired Green Care Landscaping to replace/repair parts of our very old sprinkler system around the archway at Lookout Road and Idylwild Trail. Cynthia presented a drawing showing the proposed location of crushed red stone in the same area. She is getting bids for doing this work. Don McLean, a member in attendance, suggested we call the county and have them come out as they will do a free soil and water analysis. Gina reported that we have had several incidents where young people have climbed up to the top of the arch and damaged the lighting. The sheriff was contacted. She has an estimate to repair the lighting from AAA Electric. The replacement lighting project was postponed for now.

Garage Sale Committee – Cynthia Arey – this year's Garage Sale was held September 16 and had 16 participants. The donations were \$325.00. Expenses totaled \$316.96.

Traffic Committee Report – Cynthia Arey – Cynthia is waiting on some requested information from the County regarding speed bumps/dips. She also reported that the "20 Is Plenty" signs are still working well.

Nominating Committee Report – Board member Gina Hyatt is chairing this committee,

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Social Committee Report – Cynthia reported that the pumpkin wagon project is still undecided for this year.

Old Business – None.

New Business – The HOA would like to hire Melissa Garcia, an attorney with the firm HindmanSanchez, to review and offer changes to our outdated Articles of Incorporation and Bylaws. Copies have been sent to her along with the proposed revisions suggested by our Articles of Incorporation and Bylaws Committee. Melissa reported that the Gunbarrel Green HOA is not bound by the CCIOA (Colorado Common Interest Owners Act) as we do not own any common property together, etc.. HindmanSanchez specializes in HOA matters. This firm was chosen after interviewing several candidates.

Motion by Sandi, second by Jenn. **Motion passed.**

We would like to ask Melissa to attend our annual HOA meeting on October 2.

Motion by Gina, second by Sandi. **Motion passed.**

Newsletter Committee – Gina reported that she plans to mail the next newsletter about two weeks after the annual meeting. She will need reports from the committees.

Directory Committee – Gina reported she plans to send out the 2019 directory in January. She will do her best to include a directory form in the October newsletter.

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

Motion to adjourn at 8:00 p.m. by Gina, second by Jenn. **Motion passed.**