

GUNBARREL GREEN HOA BOARD MEETING - DRAFT

October 1, 2020

Via Zoom

Meeting called to order at 6:30 p.m. by Acting President Ron Podhajsky. Board members present: Ron Podhajsky, Gina Hyatt, Marc Rochkind and Sandi Misura.

Tom Leahy has volunteered to lend Zoom technical support to our meetings.

The Minutes of the September 16, 2020 Board Meeting were approved upon motion by Gina, second by Ron. Unanimous. **Motion Passed.**

We will approve the August 13, 2020 Board Meeting Minutes by email later. Wording regarding the form used for Action Without A Meeting was added.

ANNUAL HOA MEETING – The annual meeting will be held via Zoom this year due to COVID restrictions. Our attorney, Melissa Garcia of Altitude Community Law, will attend virtually. Tom Leahy will moderate. Ron read suggestions for voting for the two Board seats. He suggested Altitude Law be involved. Marc proposed a live election during the annual meeting. Discussion followed.

VOTING METHOD FOR NEW BOARD MEMBERS - Motion by Sandi, second by Gina:

“I move that the 2020 voting method to for two Board vacancies be conducted by mail in ballot. The ballot will consist of candidates who sent their information to the Nominating Committee, those who self-nominated, and any candidates nominated from the floor at the virtual annual meeting on Oct. 6, 2020. The ballot will be prepared and mailed to all members in good standing within ten days of the annual meeting. A member in good standing is a lot owner whose dues are current. The HOA Treasurer will provide the list of eligible voters. A stamped return envelope will be included with the ballot and responses will be sent directly to Altitude Community Law, who will serve as election judge. Altitude Community Law will tally the results, notify the HOA Secretary and the Secretary will notify the Board. The results will then be posted on the HOA website and mailed to the members.”

Discussion – mail in ballots are a fair way to reach all members instead of just those attending the annual meeting – concern about one’s ballot being received – perhaps have a drop-off box here in Gunbarrel – hand deliver to Altitude – too much distrust in whatever the Board does – Ron closed the discussion and called for voting. Gina, Ron and Sandi in favor, Marc opposed.

Motion passed.

The Board will approve the ballot by Action Without A Meeting before it is mailed. All candidates will be on the ballot.

CANDIDATES FOR BOARD - Gina reported that the Nominating Committee has two candidates for Board positions so far – Pam Anderson and Tarek Sammakia.

Discussion: What is the best way to vote via Zoom? Maybe Chat? That's not secret either - perhaps any motions presented at the annual meeting should be on the ballot too. Ron will ask Melissa about motions and voting at a virtual meeting. Another comment about let's trust each other. Ron suggested perhaps minor motions could be handled at the meeting, anything major could be on the ballot.

Proxies – Ron reported that Melissa Garcia, HOA attorney, said proxies are for voting at meetings (Annual Meeting) as defined in our Bylaws. Proxies are not for mail in ballots because members have a time period to vote and are not limited to the time and place of a meeting. Proxies will be delivered to the Secretary and the Treasurer will validate them.

Discussion – Discomfort was expressed with Marc's letter asking for proxies- it was suggested that if a mailed ballot was received and a proxy received, use the ballot – concern of double voting was expressed - if no ballot received, use the proxy – the idea that we are not following the Bylaws by not voting at the annual meeting (having a Zoom meeting is bending the rules) was brought up – a member said these are not normal times - we need leeway to include everyone in the vote- 20 minutes community input (2019) at the Annual Meeting is not enough - get another lawyer - lack of transparency.

ZOOM MEETING RULES - Tom Leahy's Zoom meeting rules were adopted at the Sept. 16, 2020 meeting. Motion by Gina, second by Ron, that these rules be adopted for the Annual Meeting Oct. 6, 2020. One change – change "Chair of the Board of Directors" to "Chair of the Meeting". Unanimous. **Motion passed.**

NEW BUSINESS -

Gina reported that Fountain Greens (FG) HOA has asked that the Gunbarrel Green HOA give its ok for FG HOA to continue maintenance at the area at the east end of Roaring Fork. This will be looked into. Marc will contact Craig Van Matre, the person who sent the request. It was suggested that the adjacent Gunbarrel Green homeowners be contacted regarding changes, as there is a history of issues in this area.

RECORDING MEETINGS AND POSTING ON WEBSITE - It was suggested that we record the Annual Meeting and post the link on the HOA website. Gina would like to do this for the Board meetings as well. Motion by Gina, second by Ron. "I move that the President of the HOA direct the HOA Web Coordinator to post the link to all Zoom meetings on the HOA website." Unanimous. **Motion passed.**

Motion to adjourn the meeting at 9:02 p.m. by Gina, second by Sandi. Unanimous. **Motion passed.**

Sandi Misura, Secretary
Gunbarrel Green HOA