

GUNBARREL GREEN HOA - BOARD MEETING MINUTES (DRAFT)

Date: June 19, 2018

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

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

An Open Forum for members was held 20 minutes prior to the board meeting. Six members were in attendance. Questions by members were answered regarding covenant expiration, rocks on our streets due to a recent rain storm and discussed why we needed to revise our Articles of Incorporation and Bylaws.

The meeting was called to order at 7:20 p.m. by Cynthia Arey. Cynthia announced a quorum is present. Cynthia added three items to tonight's agenda – Covenant Committee report, request Boulder Country Club to put something in their newsletter about the speeding on Idylwild, and discuss venues for our annual meeting in October.

The Minutes from the previous board meeting (3.20.18) were presented for approval. Motion to approve by Sandi, seconded by Gina. **Motion passed.**

Treasurer's Report – Gina Hyatt – there are 304 properties in the Gunbarrel Green HOA. To date, 257 have paid 2018 dues, 28 owe 2018 dues and 10 property owners refuse to pay (they cannot vote on HOA issues). Fifty people took advantage of our new payment option and paid their dues online this time.

Architectural Committee Report – Sandi Misura – issues needing approval have slowed during the past two months. Currently, there are two construction projects in planning stages (a fence and a shed) and two properties not yet started but are approved (a second story addition and a complete new build).

Archway Committee – Cynthia Arey - \$1,900-\$2,000 approved for flower boxes planting last month. \$700.10 was spent on plants (annuals and perennials). \$850 spent on planting two new trees inside the archway area and \$1,000 was budgeted. They are called "Spring Snow" which was planted ten days ago. Loose rocks were cleaned up near the archway. The archway area sprinkler system was installed in the early 80's and we might need to replace it.

Articles of Incorporation and Bylaws Committee Report - Mike Dorsey – This project has additional legal information that the committee is reviewing. The intent of the revisions is to be thorough. When these reviews are complete, a draft will be mailed to all members. A meeting (with adequate notice) will be held for member input. When the documents are finalized, they will be mailed for approval.

Traffic Committee Report – Cynthia Arey – Cynthia asked the Boulder Country Club to put a note in their newsletter requesting their members to remember to drive under 20 miles per hour when in our community. The Country Club said no, they would not do that because their newsletter is about club activities. There is good information about traffic in the latest newsletter. The Director of Transportation for Boulder County was contacted about potential speed bumps on Idylwild. One study showed that traffic has increased by about 40% from 2015 to 2017. We will postpone this topic until later to investigate the number of speed bumps we might need and where they should be placed, also the cost and how to split the cost with the County. The HOA installed three speed "dips" in the past. Susie McLean, a member in attendance, voiced her opinion about the speeding on Idylwild and how dangerous it is for people who walk and ride bikes. Cynthia will look into the possibility of hiring an off duty police officer or security agent to deter the speeding. Don McLean, a member in attendance, asked what other people are doing about this problem in our area, or across the state or nation. Don volunteered to see what information he can find on this. Boulder County owns the roads in Gunbarrel Green. Ron Ibsen, a member in attendance, said that the bumps are less expensive than the dips. Three bumps could cost as much as \$15,000. We believe the County would pay half.

The digital speed sign on Old Post is pretty outdated but works to display the speed of vehicles. There are 29 member homes in that area. We will look into this to make sure it is still providing the information needed. Gina moved that we ask a resident who lives in that area to help with this. Cynthia moved we table this until next year and Gina seconded. Discussion about possibly purchasing another speed sign for Idylwild to pick up traffic going south. This was tabled until next year. Motion by Cynthia, seconded by Gina that we move the existing Idylwild sign occasionally. **Motion passed.**

The green safety vests (\$148) are being used and are available for our walkers and bikers. Contact gunbarrelgreen.com or call 303-581-0606 to pick up a vest or have one delivered. Suggested donation is \$5.00 per vest but a donation is not necessary.

Covenant Committee Report – The large junipers on Harvest by the Shepherd of the Hills Church has been removed. This improves traffic visibility. The project to add a chain deterrent extension across their parking lot entrance will be completed soon then cars cannot drive from Harvest Road to Lookout or from Lookout to Harvest Road via the church parking lot.

There are three members who are having trouble with their landscaping and yard. They are making progress as the HOA continues to work with them.

We have spent \$2,700 to date in legal fees on one member who refuses to abide by the covenants.

Social Committee Report – Cynthia reported that the Bike and Beer social was very successful at Gunbarrel Brewery. Pizza and soft drinks were provided by the HOA. The next event is planned for July 12. Details will be on the Gunbarrel Green HOA website (gunbarrelgreen.com).

Old Business – Cynthia reported that the email broadcast protocol is working well. The HOA Board wants to thank Jonathan Mills, a Gunbarrel Green resident, for setting this up for us.

New Business – As reported in the last newsletter, the HOA would like to create four new committees – Neighborhood Enhancement Committee, Newsletter Committee, Communications Enhancement Committee and Directory Committee. Motion by Cynthia, seconded by Sandi to create job descriptions for these committees by the next Board meeting (September). **Motion passed.**

Cynthia_Arey would like to have a social event after our annual meeting in October. Susie McLean added an idea to have an Oktoberfest. This will be looked into.

Ron Ibsen presented the idea of having block parties again and having a block captain for each street. Motion by Gina, seconded by Cynthia to look into this idea. **Motion passed.**

There will be a neighborhood drive through soon to look for covenant violations. Almost all of our covenant issues are generated by members but an annual drive helps to discover some issues such as overgrown landscaping.

The Board wants to make the Gunbarrel Green website one where members can ask questions, post comments, etc. and this is being looked into. Resident, Marc Rochkind is helping us with the new Gunbarrel Green website. Check it out at www.gunbarrelgreen.com.

A Gunbarrel Green HOA policy list is being formulated along with the Articles and Bylaws project. Motion by Gina, seconded by Cynthia to write this list. **Motion passed.**

Betty Cox, a member in attendance, mentioned a problem in our area with fire blight on apple trees. We will have more information on this in the next newsletter. Also mentioned was the problem with the ash trees on Carter Trail. The board chose not to give funds to that project.

Cynthia requested Board approval to hire a parliamentarian for the upcoming Articles and Bylaws open discussion meeting, and at other times when needed (annual meetings?). Motion by Gina, seconded by Sandi. **Motion passed.**

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

Motion to move into executive session at 8:25 p.m. by Gina, seconded by Cynthia. **Motion passed.**