

GUNBARREL GREEN HOA BOARD MINUTES

Date: November 15, 2017

Purpose: Monthly Board meeting

Location: Jan Reutcke's home, 4832 Silver Sage

Present: Jan Reutcke (President), Bev Hellwig, (Treasurer) Cynthia Arey (Director), Sandi Misura (Director), Gina Hyatt (Historian) and Marc Rochkind (HOA member).

The meeting was called to order at 7:09 p.m. by Jan Reutcke.

Gina asked if any of us can go to a meeting tomorrow night hosted by Petur Williams to discuss a proposed apartment/food hall project on Lookout (where the old Lookout restaurant used to be).

Marc asked to attend this meeting to discuss these concerns:

A. Website:

1. How incorrect and missing information (e.g. clicking on Janet's photo brings up a large photo of Gina) will be fixed.
2. Clarification of what the \$5,000 paid to Fruition was for, if not for a complete website. Why are volunteers asked to do the work that we paid for?
Discussion: Volunteers are needed to update the content.
3. Potential conflict of interest regarding an HOA member who is employed by Fruition. He is unfairly being asked to represent the interests of the HOA and his employer.
Discussion: Marc expressed concern about conflict of interest and was told that the Board looked at a couple of other ideas for the website but the one chosen was just what we wanted. When the Board voted to accept this plan for our website, the member in question recused himself from voting.
Marc suggested the Board go directly to Fruition if they aren't presenting the website we paid for. Gina suggested this issue be tabled until the member in question can respond. Marc expressed his unhappiness with the website.

B. Communication:

1. None of my several emails has been answered. What procedures have been set up to manage the email account?
Discussion: Jonathan will send incoming emails to Gina for disbursement. Gina might need direct access to the gmail account.

C. New Bylaws & Articles of Incorporation Committee

1. What is their charter?
Discussion: Marc suggested that the non-controversial issues be sent out for approval by the membership (number of Board Directors, etc.) and that the controversial issues such as transfer fee amount/wording, etc. be a separate vote. He also suggested that the committee fix the ambiguities. (see Bylaws & Articles of Incorporation Review Committee report in these Minutes).

Marc left the meeting about 8 p.m.

The Board then discussed several private issues in executive session.

TREASURER'S REPORT – Bev Hellwig

Motion: Bev distributed the current Treasurer's report. After a few minor clarification questions, a motion to approve was made by Cynthia and second by Jan.

ARCHITECTURAL COMMITTEE – Sandi Misura

Sandi reported that matters for the Architectural Committee have been slow this past month. The current committee members are Cynthia Arey, David Smith and Ed Madison. After the first of the year, Jim Fischer has volunteered to help.

BYLAWS AND ARTICLES OF INCORPORATION REVIEW COMMITTEE – Sandi Misura, Board Liaison

The chairman of this committee is Mike Dorsey. Other committee members are Ken Brin, Ron Podhajsky, Mike Kennedy, David Laundry and Sandi Misura. The committee has held two meetings to date with a third scheduled for late November. The Articles were addressed first and are close to a final draft for review. A primary task is to remove any ambiguities in these two documents. Once the committee has a proposed draft, it will be sent to the Board for review. Once the Board has reviewed it, there will be an open meeting for any Gunbarrel Green HOA members to voice input. After this review, the proposed document will be sent to all Gunbarrel Green HOA members for voting. The committee discussed splitting the non-controversial subject matter and the controversial matter apart for review by the members. The committee feels it is important to honor the original intent of these documents.

COMMUNITY PROJECTS – Cynthia Arey

The “20 Is Plenty” yard signs are very successful. People love them and report that they should help with some of the speeding in the neighborhood! 33 signs are out in residence yards. Cynthia would like to put information in the next newsletter that she had more signs available and they should be put out on Tuesdays. To leave them out all the time seems to lessen the desired effect.

New Gunbarrel Green post cards were given to the Board. Some of these were distributed at the last Board meeting. These cards can be used as a reminder, as a thank you, etc. whenever we see something mentionable.

COVENANT COMMITTEE – Cynthia Arey and Gina Hyatt

Several covenant violation issues were discussed and action was decided. This HOA is a “complaint driven” HOA in that the Board members do not constantly drive around looking for covenant violations. The Board acts when a complaint is received or when a Board member sees a violation.

ENTRY ARCH AT IDYLWILD & LOOKOUT

Holiday decorations – Several plans were discussed. The Board approved a maximum of \$800 for these decorations (re-useable).

Motion: Motion by Jan, second by Cynthia to approve this expense. Passed unanimously.

Gina will get several bids for additional lighting on the underside center of the arch as it can be quite dark in that area during the winter months. This is a safety issue for pedestrians and cyclists.

BOULDER RURAL FIRE DEPARTMENT – The issue is whether to combine Boulder Rural with the City of Boulder. Discussions have “paused” regarding this “matter” with the City. Revenue has been lost because of forced annexations into the city. Communication hasn’t been great lately. Gina suggested we all stay involved and go to any of their meetings. Any information obtained will be posted to the website and emailed to residents.

The next Board meeting will be Wednesday, December 13. Location to be announced later.

Motion: Motion to adjourn at 10:00 was made by Bev and seconded by Cynthia.

Respectfully submitted,

Sandi Misura, Secretary