



# South Creek Seven Homeowners Association

P.O. Box 3421  
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a members' meeting  
Wednesday, December 12, 2005

1. The board approved the minutes from the August 10, 2005, meeting.
2. The members elected Ellie Sandrock, Shane Brown, and Tom Morris to the board.
3. The board elected officers for 2006 as follows:

<u>Name</u>	<u>Term</u>	<u>Position</u>	<u>Telephone</u>
Ellen Hogan	2005 - 2007	President/landscaping	303-499-5261
Mike McMillen	2005 - 2007	Treasurer	303-494-8826
Shane Brown	2006 - 2008	Vice President	303-554-1344
Tom Morris	2006 - 2008	Secretary	303-499-2529
Ellie Sandrock	2006 - 2008	Board member	303-499-1173
Massimo Buvoli	2004 - 2006	Board member	303-494-2821
Tensi Plummer	2004 - 2006	Board member	303-499-5742

4. The treasurer reported that we have a \$15,000 1-year CD and two 6-month \$5000 CDs, about \$9,671 in checking, and \$1490 in dues remain outstanding. We've spent all but about \$970 of our \$24,900 2005 budget. The board voted 5-1 to raise 2006 dues by \$20, to \$400 per year, an approximately 5.2% increase. This will result in an extra \$1,300 in revenue in 2006, also an approximately 5.2% increase. The board directed the treasurer to prepare a 2006 budget based on the 2005 budget that the board will approve by email.
5. The board voted to reimburse the 2005 dues for the landscaping coordinator, treasurer, and secretary.
6. There was no landscaping report because the landscaping coordinator was unable to attend.
7. The members discussed and adopted the amendments to the bylaws as proposed. The revised bylaws will be posted on the website shortly.
8. The members discussed the need for a reserves study and the need to get the members' input on the Association's long-term goals. Massimo Buvoli, Shane Brown, Becky Vanderslice, and Tom Morris will be working on a draft long-term plan beginning in February. All members are welcome—and encouraged—to participate! The agenda for the spring meeting will include the discussion and potential adoption of a long-term plan and the consideration of bids for a reserve study. Please give us your input by contacting a board member or leaving a comment at: <http://www.sc7hoa.org/sc7hoacopiedform.html>
9. The next meeting will be on Wednesday, April 5, 2006.
10. Section 38-33.3-209.4, Colo.Rev.Stat., requires the Association to annually provide members with the following information:
  - a. The name of the association is the "South Creek Seven Homeowners Association".
  - b. The name of the association's designated agent is Thomas Morris; the Association does not have a management company.
  - c. The address and telephone number for both the association and the designated agent is: 4834 W. Moorhead Cir., Boulder, CO 80305; 303-499-2529.
  - d. The name of the common interest community is "South Creek Seven".
  - e. The initial date of recording of the declaration is March 7, 1978.
  - f. The reception number of the declaration is 268233.

**Please email [achatzmorris@msn.com](mailto:achatzmorris@msn.com) if you got a hard copy but you're willing to receive email—it's faster, easier, and cheaper—thanks!**