



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Members' Meeting
Wednesday, December 6, 2006

1. The board approved the minutes from the August 23, 2006, meeting.
2. The members elected Tensi Plummer and Massimo Buvoli to the board.
3. The board elected officers for 2007 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	2007 - 2009	Board member	303-494-2821
Tensi Plummer	2007 - 2009	Board member	303-499-5742

4. The members discussed a draft reserves analysis study, which tentatively concluded that an ideal reserve balance for SC7 is \$86,574; actual reserves are \$22,177 or 26% of the ideal. This puts the Association in a weak financial position. The study recommended annual allocations to reserves of \$14,400; for comparison, our 2006 budget was \$26,200, of which only \$1000 was allocated to reserves. Although the study is not finalized and may include some elements (such as sidewalks) for which the Association has no financial obligation, it is unlikely that deleting these elements will substantially improve the Association's reserves funding percentage. The board will study the report and give the consultant feedback for the final report. Members can get a .pdf copy of the draft study from Tom Morris (achatzmorris@msn.com); we will post the final study on our website.

5. The treasurer reported that we were substantially over budget and spent about \$10,000 from reserves. Much of the increase was due to asphalt maintenance, increased water costs, and sprinkler repairs. We have about \$5,000 in checking and \$15,000 in a CD with \$2950 in dues outstanding - please pay by 12/31 if you haven't yet paid! The board increased dues for 2007 by 15% or \$60; dues for 2007 will be \$460. This will increase income by \$3900. The board directed the treasurer to set the 2007 budget based on the 2006 budget with the following changes: increase the reserves allocation to \$4000; reduce the landscaping budget to \$10,000; increase the maintenance/repairs budget to \$6200; increase the water budget to \$3500. Mike will email a budget to the board, which will make any necessary adjustments. Mike will post the final budget on our website.

6. The members voted to reimburse the dues for the secretary, treasurer, and landscape coordinator.

7. The landscape coordinator reported that the sprinkler system that irrigates the lawns and trees between the sidewalk and the street along W. Moorhead Circle has substantial leaks and will need either major repairs or replacement. This is probably due to the fact that as the trees mature, the roots grow and break the pipes and sprinklers; the roots make repairs time-consuming and expensive.

The members discussed the city's draft water budget for our two sprinkler systems. Both budgets substantially underestimate the areas actually irrigated by the systems. With regard to the W. Moorhead system, this is probably due in part to the fact that the area between the sidewalk and street is not commonly owned, but rather is owned by individual homeowners, and thus presumably is counting toward those homeowners' water budgets even though they don't irrigate those areas.

The board directed the landscape coordinator to consult with our landscaping contractor regarding leak detection options, repair and replacement options, and working with the city to adjust the water budgets. This is to occur by the end of February. At that point, the board will meet to

discuss whether to attempt to: repair the W. Moorhead system; replace it with a new system; or, given that the area between the sidewalk and street is not commonly owned, abandon the system (other than with regard to the W. Moorhead outlot) and work with the affected homeowners to facilitate their assumption of irrigation and tree maintenance obligations. The board will decide the issue no later than the April meeting.

8. The board directed Shane Brown to continue to work with the city, including by writing letters on behalf of the Association, regarding: 1) the on-street parking situation on Tantra Park and East Moorhead Circles caused by Tantra Lake's replacement of much of its off-street parking with rental garages; and 2) prioritizing the repaving of Tantra Park Circle.

9 New business.

a. The board adopted the attached policy regarding alternative dispute resolution.

b. The directed Tom Morris to continue to work with the city regarding repair of the cul de sac 2 entrance, which will hopefully be completed in the spring.

c. Ellen Hogan reported that it appears that we have received sufficient neighborhood EcoPass pledges to enter into an agreement. She will be notifying members of the actual payment amounts soon, and then will arrange for participants to get their photographs taken to get the pass.

d. Numerous complaints have been received about members who continually leave their trash cans in open view; several members have ignored repeated written and oral notices. The board reminds members of article V.5. of the covenants, which states: "All . . . garbage cans . . . shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring residences and streets." It's probably best to simply put your garbage and recycling cans in your garage when they're not about to be picked up. The board discussed its covenant enforcement efforts, and indicated that members who violate the covenants can be fined. See Article IV.4.k. of the bylaws (available on our website) and section 38-33.3-302 (1) (k), Colo.Rev.Stat., which states: ". . . the association, without specific authorization in the declaration, may: . . . (k) levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association;"

e. Mike, our webmaster, indicated that he is ready to hand off this responsibility to another member. Anyone who is interested should contact Mike. Job extremely well done, Mike!

f. The board decided to propose for the April meeting an amendment to the bylaws to increase the number of directors from the current limit of 7 to increase the likelihood that we'll have a quorum at our meetings.

The next meeting will be 7 p.m. on Wednesday, April 18, 2007, at 1095 Tantra Park Circle.

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