



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Members' Meeting
Wednesday, January 2, 2008

1. The board approved the minutes from the September 26, 2007, meeting.
2. Tensi Plummer resigned from the board. The members elected Mike McMillen, Ellen Hogan, and Patrick Williamson to the board. There are still two vacant board member positions - anyone with an interest in serving should contact one of the board members.
3. The board elected officers for 2008 as follows:

<u>Name</u>	<u>Board Member Term</u>	<u>Position</u>	<u>Telephone</u>
Shane Brown	2006 - 2008	President	303-554-1344
Patrick Williamson	2008 - 2010	Vice President	303-938-9188
Mike McMillen	2008 - 2010	Treasurer	303-494-8826
Tom Morris	2006 - 2008	Secretary	303-499-2529
Ellen Hogan	2008 - 2010	Landscaping	303-499-5261
Ellie Sandrock	2006 - 2008	Board member	303-499-1173
Massimo Buvoli	2007 - 2009	Board member	303-494-2821

4. The treasurer reported that we have about \$8,000 in checking, a \$4000 CD that matures in March, and a \$15,600 CD that matures in February. Only two members have not yet paid their 2007 dues - thanks to the big majority who have paid and please pay ASAP if you haven't! We were about \$1100 under budget for 2007. Our reserves study found that in mid-2007 our reserves were 34% of the ideal amount and recommended that we allocate \$12,360 per year to our reserves. We were able to allocate \$4000 to reserves last year. The board increased dues for 2008 by \$65, a little less than the 15% maximum; dues for 2008 will be \$525. This will increase income by \$4225. The board directed the treasurer to set the 2008 budget based on the 2007 budget with the following changes: increase the reserves allocation from \$4000 to \$7000 and add a line item to the landscaping budget for a landscaping project on Park Outlot 2 (described below). Mike will email a budget to the board, which will make any necessary adjustments. Mike will post the final budget on our website.
5. The members voted to reimburse the dues for the secretary, treasurer, and landscape coordinator.
6. The landscaping coordinator reported that it will cost \$750 to remove the dead cottonwood from the Tantra Park Outlot. The board directed Ellen to get a bid for a landscaping project on Park Outlot 2 to replace the turf with xeric plants, add other xeric plants, weed fabric, mulch, and flagstones, and to install drip irrigation. Ellen reported that the snow plow contractor will pay to replace sod destroyed by the snow plows at 1013 Tantra Park Cir.
7. New business: If you need a validation sticker for your NECO pass, email Ellen at emjhogan@hotmail.com after you have your photo ID. Next year's NECO pass will cost more than this year's because RTD is increasing the cost and the city is decreasing its subsidy.

The next meeting will be 8 p.m. on Sunday, April 3, 2008, at 4834 W. Moorhead 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!