



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Members' Meeting
Tuesday, December 9, 2008

1. The board approved the minutes from the April 6, 2008, meeting (there was no quorum at the September 7, 2008, meeting, and therefore no minutes from that meeting).

2. Patrick Williamson resigned from the board. The members reelected Shane Brown, Tom Morris, and Ellie Page to the board, and added the following new directors: Arrelaine Dameron, Kathy Kramer, and Becky Vanderslice. The board elected officers for 2009 as follows:

<u>Name</u>	<u>Board Member Term</u>	<u>Position</u>	<u>Telephone</u>
Shane Brown	2009	President	303-554-1344
Kathy Kramer	2009 - 2011	Vice President	303-494-8861
Mike McMillen	2008 - 2010	Treasurer	303-494-8826
Tom Morris	2009	Secretary	303-499-2529
Ellen Hogan	2008 - 2010	Landscaping	303-499-5261
Ellie Page	2009 - 2010	Board member	303-499-1173
Massimo Buvoli	2007 - 2009	Board member	303-494-2821
Arrelaine Dameron	2009 - 2011	Board member	
Becky Vanderslice	2009 - 2011	Board member	303-499-8125

3. The treasurer reported that we have \$10,493 in checking, a \$4,113 CD that matures in March, and a \$15,684 CD that matures at the end of January. Seven members have not yet paid their 2008 dues. We were \$583 over budget for 2008 (primarily due to general landscaping and irrigation system replacement costs), and our income was \$436 less than we anticipated; consequently, our actual income (\$5,980) fell short of our anticipated reserve allocation of \$7,000. Mike reported that our net income from January 2000 to December 2008 was -\$35. Tom stated that inflation in the year prior to the first quarter of 2008 was 3.7%, and presented a graph showing that our dues have averaged an annual increase of 5.36% from 1993 to 2008 (with no dues increases during 1990 - 1992). The board voted to increase dues for 2009 by \$20, which is about 3.8%; dues for 2009 will be \$545. This will increase income by \$1300. The board directed the treasurer to set the 2009 budget based on the 2008 budget with the following changes: increase snow removal by \$1,500 to account for better placement of the snow piles; add \$1,500 toward maintenance/repair of the mailboxes; eliminate the xeriscape project line item; increase the general maintenance/repair line; and increase the allocation to reserves to \$8000. Mike will email a proposed budget to the board, which will make any necessary adjustments. Mike will post the final budget on our website.

4. The board voted to reimburse the dues for the secretary, treasurer, and landscape coordinator.

5. The landscaping coordinator was not able to attend, but provided the board with our water bill for the Tantra Park Outlot, which showed that we were over our water budget for 5 out of the 6 high-water months. The board directed Ellen to tell the contractor to reduce the sprinkler settings for the Tantra Park Outlot. The snow plow contractor inadvertently plowed a considerable amount of snow onto a homeowner's sidewalk; the contractor was notified and the contractor cleared the snow later that day. The board discussed the difficulty of where to pile snow from the cul de sacs. The board decided to pay the contractor extra to use a skid to move snow plowed from the cul de sacs to designated areas.

6. New business: Shane will continue to press the city to resurface Tantra Park Cir. Kathy will get bids for repairing, replacing, and upgrading the mailboxes.

The next meeting will be 8 p.m. on Tuesday, April 14, 2009, 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!