



South Creek Seven Homeowners Association

P.O. Box 3421

Boulder, CO 80307

Meeting Minutes

HOA Meeting

Sunday, December 11, 2016, 6 p.m.

Location: 4780 West Moorhead Circle

Mike, Arrelaine, Ellen, Kathy, Massimo, Harlan, Katie Wahr

1. The minutes from the September 2016 meeting were approved.
2. Landscaping report: Email were sent out from Ellen informing the Board that; Cragi Hoffman will take out the ashtree. Approved via email. He will come in January to 4700 West Moorhead Circle to remove tree and stump. Will replace tree in 2017 – spring. Linden? Completed all pruning except for largest ashes – end of WMC cul de sac (Kathy's). Pruned near Pinyon Park. Andrea's outlot – did get planted with Iris. The family that lives there are watering until end of season. Eco pass program – made it again miraculously for 2017. Anyone who wants to join email Ellen. Need more participation.. Met fundraising. Using common parking spots to put snow. Email snow warning that places are needed because of snow. Need signage – two spots, two homeowners. 5 inches is big storm. Car may be towed if you are parked there. Start with email and letter. Harlin and Kathy to do letter.
3. Treasurer's report; discussion of 2017 budget; set 2017 dues - 5 CD's - \$43,000. \$23,000 in checking. \$4800 worth of dues need to come in. Samms owes \$100.00. Under budget. Caught up on a lot of loose ends – repairs to cul de sacs, landscaping projects etc.

Start budgeting to replace asphalt in cul de sacs – put in reserve.. Set aside \$10,000 for reserve.

It was voted to keep dues at \$585.00

4. Reimbursement of officer dues was approved for Kathy, Ellen, and Mike.
5. Election of new directors for board (by the members). Cindy Copeland was added to the Board. Mike McMillen and Ellen Hogan were given renewed membership.

<u>Name</u>	<u>Board Member Term</u>	<u>Position</u>	<u>Telephone</u>
Mike McMillen	2017 – 2019	Treasurer	
Ellen Hogan	2017- 2019	Landscaping	303-4995261
Kathy Kramer	2015 - 2017	Secretary	303-494-8861
Arrelaine Dameron	2015 2017	President	
Harlin Savage	2015 - 2017	Vice President	303-554-8946
Massimo Buvoli	2016 - 2018	Board member	303-4942821
Cindy Copeland	2017 – 2019	Board member	

6. Election of officers for 2017 (by the board) – All members were re-elected

7. Discussion of Proposed Changes to CU South/HOA's Role

Massimo/Harlan gave account of happenings. Can't develop because it needs utilities – City of Boulder must then access properties. City talked to CU – to develop new berm. Land zoned for open space, low density residential, and medium density residential. Up for review. Process up Dec 15 discussion - January 11th – board of trustees, Jan. 24 planning board discusses. March 17 – suggestions. Board to provide information on process and background. Citizens group has email address – working on website. HOA send out to homeowners. HOA stay on top. Once we have enough info... City of Boulder has website – online comments. ¾ of comments say do what need to do what it takes to keep us safe. Discussion – should HOA take a stance. Send out info to homeowners. HOA to take position.

Send out info

8. HOA Meeting Location(s) for 2017 – Spring at Harlin's, August at Ellen's, December at Mike's. The next meeting will be April 2nd at 6:30 at Harlin's home.

9. New Business

Universal waste 0 – Boulder. Recycling and composting. Eco-cycle. Neighborhood-wise – organize. Cost effective – earth day. Part of annual cleanup. Harlin to get more details.