



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Members' Meeting
Monday, December 14, 2009

1. The board approved the minutes from the September 14, 2009, meeting.
2. Shane Brown resigned from the board. The members reelected Tom Morris and Massimo Buvoli to the board. One board vacancy remains. The board elected officers for 2010 as follows:

<u>Name</u>	<u>Board Member Term</u>	<u>Position</u>	<u>Telephone</u>
Kathy Kramer	2009 - 2011	President	303-494-8861
Arrelaine Dameron	2009 - 2011	Vice President	
Mike McMillen	2008 - 2010	Treasurer	303-494-8826
Tom Morris	2010 - 2012	Secretary	303-499-2529
Ellen Hogan	2008 - 2010	Landscaping	303-499-5261
Ellie Page	2009 - 2010	Board member	303-499-1173
Massimo Buvoli	2010 - 2012	Board member	303-494-2821
Becky Vanderslice	2009 - 2011	Board member	303-499-8125

3. The treasurer, Mike, reported that we have \$7,796 in checking, a \$4,166 CD that matures later in December, and a \$16,812 CD that recently matured, and a \$7,000 that matures in May. The board directed Mike to continue to reinvest the CDs for short-term, staggered periods. Seven members have not yet paid their 2009 dues; thanks to the large majority who have done so already! We were about \$835 over budget for 2009 (primarily due to general landscaping and irrigation system replacement costs, although our watering costs went cut almost in half due primarily to recent irrigation system repairs), and our income was \$574 less than we anticipated; consequently, our actual income (\$6,591) fell \$1,409 short of our anticipated reserve allocation of \$8,000. The board directed Mike to put \$7,000 into a new CD for our reserve allocation.

The board voted to increase dues for 2010 by \$20, which is about 3.66%; **dues for 2010 will be \$565**. This will increase income by \$1300. The board directed Mike to set the 2010 budget based on the 2009 budget with the following changes: add \$1,500 for a new reserves study and add \$1,500 for facing the mailbox pedestals with sandstone. 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. Ellen, the landscaping coordinator, reported that we have one more irrigation zone to replace along W. Moorhead Cir. for about \$4000. The board approved planting two trees on W. Moorhead Cir. and 6 shrubs near the irrigation valves. Ellen and Mike will double-check with the landscaping contractor regarding some potential double-billing.

6. New business:
 - a. The board directed the workgroup formed to update the long range plan to survey both SC7 residents and other homeowners associations in Boulder that are similar to SC7. Anyone who's interested in participating can contact Tom at the number listed above. The work group will present the results of the surveys, a draft update to the long range plan, and bids for a new reserves study at the next meeting.
 - b. Massimo will present a draft policy to the board about approving variances to the covenants' fence restrictions.

The next meeting will be 7 p.m. on Monday, April 5, 2010, 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!