



# South Creek Seven Homeowners Association

P.O. Box 3421  
Boulder, CO 80307

<http://www.sc7hoa.org>

## Minutes of a Members' Meeting Monday, December 10, 2012

1. The board approved the minutes from the August, 2012 meeting.
2. The board held a hearing regarding the delinquent payment of 2011 dues by the owner of lot 16 and voted to impose the full \$200 fine based on his late payment in May, 2012.
3. Ellen Hogan, the landscaping coordinator, reported that fall cleanup has been completed. The board approved her plan to pay the landscaping contractor to hand water some of the more valuable plants that the drought has made vulnerable and to add some xeric plants to some beds next year, probably less than \$1000 worth. No other big landscaping expenses are anticipated.
4. Mike McMillen, the treasurer, reported that we have about \$17,000 in checking and 5 CDs totaling about \$42,000. Eleven members have not yet paid their 2012 dues, totaling about \$5,700; thanks to the large majority who have done so already! We are about \$13,000 under budget for 2012, primarily because: the asphalt repair contract was \$2,347 less than budgeted; the general maintenance and repair expenses were about \$2,600 less than budgeted; and snow removal has been \$2,250 less than budgeted. Some additional expenses before the end of the year are anticipated, including snow removal, some landscaping bills, and dues reimbursement for three officers. The board directed Mike to deposit most of the leftover money into a new CD for our reserve allocation. The board voted to not increase dues for 2013; **dues for 2013 will remain \$585**. The board directed Mike to set the 2013 budget based on the 2012 budget with a reduction of the general landscaping budget by \$1,000. Mike will email a proposed budget to the board, which will make any necessary final adjustments.
5. The board voted to reimburse 2012 dues for the secretary, treasurer, and landscape coordinator.
6. The members elected Andrea Tollefsrud and Massimo Buvoli to the board.
7. The board elected officers for 2013 as follows:

<u>Name</u>	<u>Board Member Term</u>	<u>Position</u>	<u>Telephone</u>
Mike McMillen	2011 - 2013	Treasurer	303-494-8826
Ellen Hogan	2011 - 2013	Landscaping	303-499-5261
Kathy Kramer	2012 - 2014	Secretary	303-494-8861
Arrelaine Dameron	2012 - 2014	Board member	
Becky Vanderslice	2012 - 2014	Board member	303-499-8125
Harlin Savage	2012 - 2014	Board member	303-554-8946
Massimo Buvoli	2013 - 2015	Board member	303-494-2821
Andrea Tollefsrud	2013 - 2015	Board member	

8. a. Tom Morris presented 2 bids for the phased replacement of the split rail fences. The board directed Tom to work with Harrison Fence to develop a 1-year contract to replace the first section of fence in 2013 and, if the board is satisfied with the work performed, to then enter into a multi-year contract for the replacement of other sections.
- b. Kathy Kramer reported that the city sealed the cracks on Tantra Park Circle. She will remain in contact with the city to encourage it to do a chip-and-seal treatment of the entire surface.
- c. Kathy Kramer reported that the owners of 1035 TPC still need to change some portions of the fencing that was added along TPC. Kathy will follow up with the owners.

The next meeting will be 7 p.m. on Monday, April 8, 2013.

**Please email [KathyHockettKramer@gmail.com](mailto:KathyHockettKramer@gmail.com) if you got a hard copy but you're willing to receive email—it's faster, easier, and cheaper—thanks!**