



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a members' meeting
Wednesday, December 8, 2004

1. The board approved the minutes from the August 11, 2004, meeting.
2. The members elected Michael McMillen and Ellen Hogan to the board of directors to serve 3-year terms. The board then elected officers for 2005 as follows:

<u>Name</u>	<u>Term</u>	<u>Position</u>	<u>Telephone</u>
Ellen Hogan	2005 - 2007	President/landscaping	303-499-5261
Mike McMillen	2005 - 2007	Treasurer	303-494-8826
Shane Brown	2003 - 2005	Vice President	303-554-1344
Tom Morris	2003 - 2005	Secretary	303-499-2529
Liza Hogan	2004 - 2006	Board member	
Massimo Buvoli	2004 - 2006	Board member	303-494-2821
Tensi Plummer	2004 - 2006	Board member	303-499-5742

3. The board voted to refund the 2004 dues for the landscaping coordinator, the treasurer, and the secretary. The board voted to set the 2005 dues at \$380—a \$20 or 5.5% increase that will result in \$1300 in extra revenue—because 1) the association ran a deficit of about \$2000 in 2004 and 2) dues have not been increased since 1998—when they were increased \$15 (about a 4% increase) from \$345 to \$360—and annual inflation has recently averaged about 2.8%. The board plans to continue to 1) upgrade landscaping in the commonly owned areas and 2) build a reserve to avoid the necessity of special assessments for repairs to the cul de sacs and irrigation system.
4. The treasurer reported that six members have not yet fully paid dues for 2004. Note that the Association's rules provide for a \$100 penalty, plus a \$25 per month fine, if dues aren't paid on time. We have a \$15,000 1-year CD and two 6-month \$5000 CDs and about \$11,000 in checking. The board adopted a 2005 budget.
5. The landscaping coordinator reported that we have "adopted" the small pond in Tantra Park. Some volunteers cleaned it up and trimmed a lot of overgrown shrubs around its edges; it looks great—thank you, volunteers! Ellen will work on potential upgrades to the East Moorhead Outlot and anticipates spending about \$1000 for trees to plant in the far eastern portion of Tantra Park. She is looking for volunteers to help weed along the Viele ditch in Outlot B, where the fence was recently repaired.
6. The contractor is due to begin installing the upgrade to the Viele ditch lights soon.
7. Tensi suggested that the board investigate the possibility of installing locked mailboxes. She agreed to investigate the costs and report back to the board.

The board set the next meeting for **7 p.m. Wednesday, April 14, 2005, at 1090 Tantra Park Circle.**

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