



South Creek Seven Homeowners Association

**P.O. Box 3421
Boulder, CO 80307
www.sc7hoa.org**

Meeting Minutes HOA Meeting Sunday, August 23, 2020 – 6:00 PM Location: Via Zoom

Attendees: Blake Burris, Patrick Williamson, Ellie Sandrock, Jeremy Reynolds, Rich Fey, Mike McMillian, Kathy Kramer, Merry Bullock, Massimo Buvoli

- Approval of minutes from April 26, 2020 meeting - the minutes were approved. Will be mailed with link to website going forward . Minutes will now be approved prior to the next meeting via email.
- Landscaping report – Have to mow and water greenway to park. Backyard close to park. Problem with Sun and Shade. Terminated contract. Small company - Hills Services LLC going forward. Will come every week to mow area between houses and park Also seeded where needed and fertilized with organic fertilizer. Worked on flower beds. Company working out well. There were many sprinklers never serviced and sprinklers were watering the street. Had two major leaks in main line. Valves not opening. Were able to fix along median and in other common areas. Company also activated other sprinklers owned by HOA. Major problem was solved – thanks to Mike who found big leak under the street in front of 1080 Tantra Park Circle. City had cut off water and system. Mowing and grass – have one company dedicated to irrigation system. All repairs amounted to \$2900.00. Mike and Massimo fixed one problem because man in charge was out of town. Company is also taking care of all common areas. Will improve next year. Need to see proposal in writing and then board will vote on new contractor. Hills Services LLC.
- Treasurer’s Report - Mike sent out sheet of profit and loss which will be attached to meeting minutes and posted on website. There are 5 CD’s, 63,557.90 in checking. Total checking/savings 107,233.73. Total Current Assets 106,648.73. Doing quite well. Have replaced fences and asphalt. Need to talk about dues in December. Will discuss amount of reserve necessary at next meeting. Need to have enough reserves for emergency – two or more properties need work done. Massimo suggested giving back money for homeowners improving their properties. Rich suggested payment for improvements to all SC7 area. Have saved a lot of money as compared to last year. That is due to weeding and overpayment to S & S last year.
- Architectural Review Status
 - Fey – Builder on schedule for modifications on deck – September. Want to save some of the resources but won’t know until modification plan is finalized.
 - Sandrock – Signatures not documented or AR approved yet. Sandrock did due diligence and bylaws – Nothing about playhouse or treehouse structures. Will make decision with board members only. Permits are not required for treehouses. No objections from neighbors. Discussion of posts – will be 2 for support.
 - Board continued discussion on treehouse. Is it play equipment or structure. Does it require a variance? Need to be same standards every time. Need list of criteria. A vote was taken and Architectural Form was approved.

- Disseminating Information – Operate communications. Need governance about how we communicate. Organization – perhaps open to liability. Jeremy and Merry to do draft for vote on what communications need board approval.
- Polling HOA Members - Put together HOA polling for website. What were questions for polling in the past. General polling of membership to find out satisfaction and find out things that we can do. Which kind of information do homeowners want to receive. Put together poll – use as template. Email and snail mail. Kathy to contact Tom or check in files for previous polls.
- New Business – No new business
- HOA Meeting Location for December Meeting - Second Sunday in December. Via ZOOM – 6:00 PM December 13th.