



South Creek Seven Homeowners Association

**P.O. Box 3421
Boulder, CO 80307**

AGENDA HOA Meeting Sunday, December 13, 2020, 6:00 p.m. Location: ZOOM

Attendees: Jeremy Reynolds, Rich Fey, Mike McMillian, Kathy Kramer, Merry Bullock, Massimo Buvoli, Mark Hafen

- Minutes for August meeting were approved and are posted on Website.
- Landscaping report: Massimo reported that it has proved to be a winning move to get rid of Sun and Shade.
 - a. Majority of sprinklers were checked and new contractor changed some of the damaged ones. Back flow valves verified and docs sent to the city. Also closed and repaired system. Landscaper will do common areas and take care of grass in spring. Used organic fertilizer. Early snow damaged several trees. Will need to prune. Three trees need to be replaced. Had major break and water in median. Need to find out how much to prune all trees. \$500 to \$600 per tree. New contractor will also do research on nutrients needed for trees. Will take a look at all trees and see which need to be replated. Board will decide what kind of trees. Prefer hardy trees. Could be \$20,000 just for trees. Have quote for trees to plant but need to find out cost of pruning and other necessary measures. Davey is our new contractor and has done good work previously. Our landscaper (Hills) does not do this kind of work. Landscaper collected branches that had fallen in home owners yards and hauled them away.
 - b. Snow removal – Landscaper did snow removal and good reviews were received from home owners. Price was \$640.00. Do we want to extend to include sidewalks that are responsibility of home owners. Probably \$200 or \$300 additional charge. Blake is the landscaper from Hills who did the snow. Snow removal is triggered at above 5 inches. Homeowners are liable for cleaning sidewalks after 24 hours. The HOA can extend the courtesy to do this for homeowners, however, this will not be posted but will be done when possible. Should be posted on website that common areas and cul de sacs will be plowed when snow is over 5 inches. Add to contract with Hills. No announcement to homeowners because they are responsible per city ordinance.
 - c. Damage done to sprinkler heads and gas line cut by construction company working for Xfinity. Sage Technologies was one of the companies. Need to get hold of companies to let them know of damage. Mike to make the calls.
 - d. Lights for Christmas. Massimo to buy cord.
- Treasurer's report; discussion of 2020 budget; set 2021 dues. See attachments. Dues will be same as last year. Mike to send out budget proposal for 2021.

- Election of new directors for board (by the members)

Name Board Member	Term	Position	Telephone
Mike McMillen	2020 - 2022	Treasurer	303-818-2873
Massimo Buvoli	2020 - 2022	Landscaping	303-494-2821
Kathy Kramer	2020 - 2022	Secretary	303-494-8861
Jeremy Reynolds	2020 – 2022	Board member	303-522-5360
Rich Fey	2020 – 2022	President	303-947-9119
Merry Bullock	2020 - 2022	Vice President	303-717-3024
Mark Hafen	2020 - 2022	Board Member	

- Election of officers for 2021 (by the board) – all officers were re-elected. Mark Hafen was voted in as a new board member.
- Reimbursement of officer dues – Treasurer, Landscaping, and Secretary were all approved by board to be reimbursed for HOA dues by a vote of the board.
- Miscellaneous Business:
 - 1055 Tantra Park Drive – deck modifications status/discussion- Rich gave a short review of progress and stated that contractor is to review mid-January.
 - Discussion of procedures for sending informational emails to the HOA list; The HOA email receives a variety of local city, community and state notices. The Board agrees on the following procedures for disseminating these messages to the SC7HOA members on an email list:
 - Messages from governmental authorities (state, county, city) sent to the HOA email will be forwarded to HOA members without comment (except FYI)
 - Messages from community action groups (information, action alerts, meeting notices) will be forwarded to the HOA members with agreement of at least three Board members. Agreement will be passive: the secretary will forward possible notes to the Board with a 48 hour response deadline. Within 48 hours:
 - If three board members agree to send the note will be sent
 - If no board members answer the note or if the number who answer yes is less than three with no “no’s”, the note will be sent after the 48hour response period.
 - If there is disagreement (at least one yes and one no) the board will refer the note for further discussion and board vote.

When these messages are forwarded they will be sent with the comment “received in the HOA mailbox”

There was a discussion about having all board members privy to incoming and Outgoing emails. Perhaps use email addresses from SC7 HOA website. Or see if it is possible to configure gmail to add additional board members to the current email account. Discussed possibility of Merry aiding in this.

- New Business:
 - a. Discussion of Webinar – Rich viewed the information and noted that it was not as informative as could be. Rich sent links to city information that was sent out. Kathy working with Phil at the city to set up a date and time for SC7 to have a webinar. Will most likely be after the New Year.
 - b. Discussion of Survey – Goals for Association to Pursue – Kathy sent out list of questions to Merry for website. Set up meeting to discuss how to proceed for the 2021 survey. Will also discuss and review results of past surveys and goals for new survey. Perhaps could send out with dues notice. Other option is to use survey monkey as was done in past surveys. Kathy to set up meeting -- second Sunday in January which is the 10th at 6:00 pm on Zoom.

- Next SC7 HOA meeting - 2021 April 11th – Sunday at 6:00 pm via Zoom.