



South Creek Seven Homeowners Association

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

**Meeting Minutes
HOA Meeting
Sunday, April 3, 2022 – 6:00 PM
Location: Via Zoom**

Attendees: Kathy Kramer, Merry Bullock, Massimo Buvoli, Thom Sandrock, Michael McMillen, Jeremy Reynolds, Susan Poersch Fey, Thom Sandrock

- Minutes from December 2021 meeting were approved.
- Meeting Agenda was approved.
- Landscaping report: Have finished snow removal season. Went well. Only one problem with house being sprayed. All people polled happy with sidewalk being cleared at night. Contractor sent notice that new contract price will increase by 10% due to inflation. He will send contract. Viele ditch cleaning coming up. Strong winds broke tree obstructing water flow. City removed tree but ditch still full of debris. Bushes and other debris as well. Massimo sent letter to city requesting they clean it but does not know if they will comply. If city does not clean up we will ask our contractor to do so. If not done could flood all houses. Massimo will ask for bid for cleaning up small ditch near Thom Sandrock's house but Viele ditch is city property. Wait to see if city will clean Viele ditch. Will wait for bid before deciding. Massimo talked to contractor to plant two trees near Jeremy's house. Plus two more scattered around HOA property. Massimo will keep board posted. Have little library finished. Decide where it should be. Entrance to park between stone benches was a suggestion. Massimo to let board know designated location. Have opened a gate to the park to make it easier to go through. Homeowner to pay part (\$99.00). Probably will cost \$300 – 400. Board will pay the rest of cost. If all homeowners can use then board will pay. Old business : truck has been removed at house on TPC. Table issue of parking spaces. Revisit issue at next board meeting.
- Treasurer's Report (documents attached to agenda): Balance sheet does not reflect upcoming dues. Have healthy prudent reserve. Assets : \$117,618.96. Net income of nearly 12,000 dollars last year. Didn't ever officially approve 2022 budget. Will discuss how much to put into reserves each year and put it on Accounting sheets. Mike to look into software to see how to notate. Merry will send Mike a sample from another HOA.

- SC7 HOA – Newsletter -First newsletter. Merry and Kathy to preview and edit. Article for next newsletter – on solar panels. Will be bi-monthly at first. Discussed free ads for businesses are OK but not if money is exchanged. Covenants say no business in homes so newsletter will focus on what people do instead of where they do it. Perhaps list who in the neighborhood does what. Susan would like feedback by end of week – copies made next week end. Discussed how to distribute. Put in door, personal – each person on board taking to those in their neighborhood. Mail. PDF will be posted on website. Email will be sent letting them know it will be posted.
- New Business Fire evacuation. In cul de sac. Text or email in case of emergency. List of people with animals or those who are elderly or need help. In next newsletter : fire notification and needs article. If you know you will be challenged let HOA know. Make list. Tips for fireproofing houses. Let people know how to sign up for alert notification.
- HOA Meeting Location for August Meeting: August 21 at 6:00 pm via zoom.