



South Creek Seven Homeowners Association

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

MEETING MINUTES FOR SC7 HOA

Sunday, August 21, 2022 – 6:00 PM

Location: Via Zoom

Attendees: Kathy Kramer, Massimo Buvoli, Thom Sandrock, Michael McMillen, Susan Poersch, Jane Bunin, Cela Casey

- Attendees were welcomed to the meeting.
- Minutes from April 3, 2022 meeting were approved
- Landscaping report:
 - Had a problem with backflow. City did not notify us of the problem. It effected the sprinkler system to common area. Had to get it unlocked. System reopened.
 - Massimo spent a lot of time fixing sprinklers and getting other problems worked out.
 - Trees replaced along median. Massimo went to nursery. Finally got in touch with Taddiken Trees. Price \$4,000 for trees. Trees insured and will be replaced if they do not make it through the winter. For \$250.00 get inspector for next spring.
 - Rat situation – Steve cleaned up property and talked to the city. Contraceptives for rats was proposed. Must buy station at \$80.00 each – (3 or 4). Start again in spring. Decide what to do. Around a thousand dollars. HOA will be first to use contraception. Board voted to start asap. Jan Bunin to talk to person with info on rats.
 - To take care of all trees in SC7 will cost about \$15,000. A lot of damage during storms – clean up mess.
 - Snow removal – 5 inch and then truck will come.
- Treasurer's Report – Mike emailed report. Still have \$10,500 worth of dues not collected. Have \$83,000 in checking. \$45,000 in five CD's. Assets \$128,000. Open to suggestions as to investing now that interest rate has gone up. Mike to shop around for better rate for CD's
- Updates – in December look into wifi.
- Newsletter – next one in October or November to introduce new families. Pictures from block party. Article on how new climate act effects our HOA.
- Neighborhood transitions (new neighbors) – 4800 WMC and 1002 TPC – Merry to give out new letter.

- Finances – newsletter printing Susan sent \$140.00 receipts for ink and paper. People in HOA are favorable, however, do we want to be more environmentally effective? October newsletter will be printed but there will be a survey as to how many will read via internet via printed.
- Old Business: Parking issues, any permits, etc.
 - Old problem – maps are not definitive. Need old map of documented area to see if HOA or homeowners own the parking places. Thom to do research on any disputes. It was decided we need something in writing.
- CU South Presentation – question and answer for the neighborhood on the CU plans, annexation. No speakers as of yet. Need to get both sides of the issue
- HOA Meeting for December:
 - Meeting to be held on December 4th via Zoom.