



South Creek Seven Homeowners Association
P.O. Box 3421
Boulder, CO 80307

HOA Annual Meeting and Board Meeting
Sunday, December 4, 2022, 1:00 p.m.
Location: ZOOM

HOA Annual Meeting

Attendees : Judy Cornett: Merry Bullock, Kathy Kramer, Mike McMillen, Massimo Buvoli, Jeremy Reynolds, Meghan French Dunbar, Scott Dunbar, Susan Poersch Fey, Dave Colwyn

- Welcome and introduction of those attending
- Approval of the Agenda – approved but with approval of budget to be taken up at the board member section of meeting
- Neighborhood Update - Votes are in. CU South has ability to be annexed and to build in the area adjoining South Creek Seven
- Landscaping report:
 - Viele Ditch: There was concern about debris and flow of water. Massimo called City. Builder donated ditch to the City but controversy as to who actually owns now. Compromise worked out and City to clean ditch.
 - Removal of bushes. Answer at end of the year as to if City or SC7 own ditch. Large amount of water around SC7 fence. City followed drain and discovered water from playground is causing clogging problem. Next year goal for completion. City working on draining the park.
 - Every year we need to certify pipes in irrigation system. We have 2 of them. Mulch and cleanup were done in common areas.
 - Water budget – Massimo can control amount used according to weather and needs. Had major leak in September but has been repaired.
 - New trees have replaced those that died. Massimo asked for proposal of cost of taking care of SC7 trees. 50 trees in all. Management should be done at end of month. Treatment of ash boar every two years.
 - Rat control – ContraPest kit was received but the firm suggestion to wait until after winter to begin and then continue until September was voted on and approved. Every month need to purchase refill for stations. Cost \$400.00.
- Treasurer's report;

- \$123,076.88 assets. 4 CD's. Budget – Close to being on budget with everything. Net income of \$5,918.02 which will be put in savings. All but about \$5,000.00 in dues received. Technically dues need to be received by December 31st.
- Resident's Forum –
 - Drainage situation on other side of playground by telephone poll. On pathway to house above SC7 area. Would freeze in winter. Problem handled previously.
 - Community tree-lighting suggested. Need to form list of those living in SC7 community. What's app to be tried out.
- Election of directors for open board position(s); Three Positions Open
 - Discussion of how to amend terms. Suggestion to increase from 7 to 9 board members but will be addressed next meeting. Judy Cornett added to the board. Mike McMillen stepping down but will attend meetings to offer his aid.
- Date, time, and place of 2023 Annual Meeting December 3, 2023
- Adjournment of HOA Annual Meeting

Board December Meeting

- Approval of minutes from the August 2022 meeting.
- Election of Officers for 2023 – Treasurer – Judy Cornett elected. Secretary - Kathy Kramer. President - Merry Bullock. VP – Susan Poerch Fey. All others will be decided upon at next meeting. Kathy Kramer – secretary. Merry Bullock – president. VP – Susan Poerch Fey.
- Per Judith Cornett being elected as the new Secretary for the South Creek Seven HOA she will need to be added as a signer on the Bank of the West accounts in addition to Mike McMillen. Arrelaine Dameron who is no longer on the board should be removed from the accounts.
- Set budget and dues: Keep dues the same as there is no pressing reason to raise them. 2023 Budget will be approved in coming weeks.
- Reimbursement of dues for Secretary, Treasurer, and Landscaping Coordinator was approved.
- Date, place, and time for Quarterly Board Meetings
 - March 19
 - June 18
 - September 24
 - December 3

| Name Board Member Telephone | Term | 2022 Position | |
|--------------------------------|-------------|---------------|--------------|
| Merry Bullock | 2023 - 2025 | President | 303-717-3024 |
| Massimo Buvoli | 2021 - 2023 | Landscaping | 303-494-2821 |

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|--------------------------|-------------|----------------|--------------|
| Judy Cornett | 2023 - 2025 | Treasurer | |
| Susan Porsch Fey 9119 | 2021 - 2023 | Vice President | 303-947- |
| Kathy Kramer 8861 | 2021 - 2023 | Secretary | 303-494- |
| Jeremy Reynolds | 2021 - 2023 | Board member | 303-522-5360 |
| Thom Sandrock 5599 | 2023 - 2025 | Board member | 303-249- |