



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

MEETING MINUTES FOR HOA Meeting Sunday, March 19, 2023 – 1:00 PM Location: Via Zoom

Attendees: Merry Bullock, Massimo Buvoli, Judy Cornett, Thom Sandrock, Kathy Kramer, Susan Poersch-Fey

- **Meeting minutes** from December 2022 meeting were approved.
- **Landscaping report:**
 - a. Tree pruning done in December – Two full days to do all trees. Was difficult because of parked cars. Will treat ash bores in Spring. Switched to different company than originally planned for a thousand dollars less. New trees planted and will hopefully survive harsh winter. Should we also prune trees on walkway to park along ditch? City will not handle.

Massimo will get estimate then board will decide. Trees not in good condition. Spent less than twelve thousand for trees along median.
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 - b. Electric branch cutter/electric saw - Any liability if HOA uses it to help homeowners? It was decided that there was not so Massimo will discuss with homeowners if they want help with broken branches.

\$250.00 is cost of saw. Board approved.
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 - c. Damages to 1095 Tantra Park Circle because of broken sprinklers that run on West Moorhead Circle. Also trash left along median. After snowstorm additional damage/tire track left. Massimo discovered it was done by truck that services the park. New employee tried to clean sidewalk to entrance and did damage. We do not have to pay – City will do so since it was obvious they were at fault.
 - d. Installation of Water Quality Sampling Station in one of our Medians – Massimo called city. Supervisor stated that will be checked every week. If there is a problem discovered in Spring when sprinklers are put in action – let them know. The Board discussed ideas for making the sampling system less intrusive looking.
 - e. Rodent stations will be activated in the Spring and at that time Massimo will order pellets. Will start ordering now. Active – regular deliveries

- **Treasurer's Report:**
 - a. Not a lot of activity - \$106,326.48 in various accounts and CD's. CD's coming to maturity in May at which time we can shop around. Judy will put together a spread sheet so that we can determine.
 - b. Financial review – Dues not due yet. Expenses mainly landscaping and utilities. Minimal transactions so far. Taxes due May 15th. Judy is using cheaper program for financials. Letters for dues going out this week.
 - c. Two homeowners owe dues for 2021 and 2022. HOA will send letter outlining next steps if dues are not paid, including a lien on one of the properties.
- **Accepting Electronic Payment** – Can do through the web. Application on site that makes forms. Can connect to Stripe or Paypal. Costs for that version of app about \$100.00 per year. Can also send out dues notices that way. Will need to turn our web site into secure site. Extra dollars to use Paypal for HOA fees. Merry will start process of getting form on line.
- **Community Communication** (i.e. WhatsApp): Need all information of homeowners contacts. Will put in newsletter asking if home owners want to join WhatsApp. If no one joins will visit this next meeting.
- **SC7 HOA – Newsletter:** Susan to work on one this April and have in mailboxes this spring. Article on new green trees. Article on what HOA does for you....snow removal, planting, etc. Do you know section.....
- **Proposal - HOA cover costs for neighborhood subscription to RTD eco pass.**- Massimo will talk to Mike to see if covenants are against such a thing. Massimo will investigate
- **New Business** - No new business
- **HOA Meeting Information for June Meeting – June 11th at 6:00 pm.**