



South Creek Seven Homeowners Association

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

**Meeting Minutes
HOA Meeting
Sunday, September 17, 2023 – 6:00 PM
Location: Via Zoom**

**Attendees: Merry Bullock, Massimo Buvoli, Kathy Kramer, Judy Cornett,
Jeremy Reynolds, Thom Sandrock**

- Minutes from June 11, 2023 were approved

- Landscaping report:
 - There were only two major leaks in our system – one in the common area and a broken sprinkler. Six or seven heads were replaced.
 - Changed lights along the ditch. Will check to see if lights can be changed to LED as they are expensive.
 - Water system doing well, no major problem. Will be closed out in a month.
 - Common area mulched for three thousand dollars. Do we want to reconvert common areas.
 - Gordon Sams weeds in yard are overgrown. Shall we cut for sixty days. Massimo to call to see if he will pay.
 - Eight to nine hundred dollars to clean common areas.
 - Do we want to redevelop common area near berm entrance. Take up at December meeting. Massimo to take pictures of all common areas and they will be sent to homeowners to discuss at December meeting.
 - New trees doing well.
 - Need to send out a welcome letter and package for new renters with information we have discussed in this meeting.

- Treasurer's Report
 - Missing dues from seventeen people. Notices sent out Friday.
 - Look into Paypal account for dues.
 - Funds Available at beginning of financial year 01/01/2023: \$110,222.15
 - Budgeted Income: \$38,025.00
 - Landscaping Totals: -\$25,000
 - Utilities Totals: -\$3,800.00

- Fence Repair: \$-1,500.00
- Total Operating Expenses: \$3,563.00
- Taxes Totals: - \$95.00
- Projected Balance if on Budget: \$111,322.15

- Update on RTD Passes:
 - As a board are we interested in being a free pass neighborhood.
 - We received the 2024 NECO pass contract from RTD. We are able to offer annual passes to all residents in South Creek Seven for only \$100/person!
 - Email will be sent to HOA homeowners to make them aware of this opportunity

- New Business:
 - None

- HOA Meeting Location for December Meeting via Zoom: December 17 at 6:00