

MINUTES OF SC7HOA BOARD MEETING

Monday, March 23, 2026 at 6:00 p.m.

Location: ZOOM

IN ATTENDANCE: Cela Casey, Liz Paolella, Mike McMillen, James Guthridge, Massimo Buvoli, Jeremy Reynolds and David Colwyn

APPROVAL OF MINUTES OF DECEMBER 2025 MEETING

APPROVAL OF AGENDA

LANDSCAPING REPORT:

Viele Ditch Tree Maintenance Issues

Massimo reported that a large tree had broken and fallen along the Viele ditch that could potentially obstruct it during rain. Massimo raised concerns about the tree's condition and suggested contacting the city for removal. Mike clarified that the HOA likely doesn't own the tree and emphasized the need to confirm responsibility with the city before taking any action. It was decided that Mike and James would follow up with the city to determine ownership and responsibility, while Massimo agreed to obtain a quote for pruning and removing the large branch if it is determined to be the HOA's responsibility. The conversation ended with plans to follow up on establishing clear responsibility for maintaining trees along the ditch.

TREASURER'S REPORT:

Apparently, 3 homeowners have still not paid their dues for 2025. James agreed to follow up with Theresa about missing checks and contact the three homeowners who still have outstanding balances for 2025. The board approved moving forward with QuickBooks online accounting software at \$38 per month to improve financial management.

OLD BUSINESS

Invasive Tree Issue

The Board discussed a problematic tree ("tree of heaven") in front of Brian M.'s property. There is a "mother" tree and smaller "shooter" plants that are

causing concerns. There is some confusion as to whether the tree is on HOA property or private property. Massimo suggested getting a quote for tree removal and having an arborist assess the best approach to address the shooter plants.

NEW BUSINESS

Property Line Clarification

The Board discussed a property boundary question involving the potential encroachment of a proposed garden onto the neighbor's property. After reviewing photos and a city property map, it was tentatively determined that Brian M.'s proposed garden would not encroach on Andrea's property. James had previously spoken with Andrea about her concerns, explaining that a survey would be needed to resolve the dispute definitively.

Community Event Planning Discussion

The group discussed plans for an HOA community event, with initial ideas including a pizza oven and food truck. They agreed to organize a spring block party instead, with Liz P. volunteering to plan the event.

NEXT MEETING

The next meeting of the Board will be held on Zoom, Monday, June 22, at 6 p.m.