



South Creek Seven Homeowners Association

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

MEETING MINUTES HOA Meeting Sunday, June 11, 2023 – 5:00 PM Location: Via Zoom

Attendees: Merry Bullock, Massimo Buvoli, Thom Sandrock, Kathy Kramer, Dave Colwyn, Susan Poersch Fey, Judy Cornett, Jeremy Reynolds

- **Welcome**
- **Minutes from March, 2023 were approved**

Landscaping report:

- Sprinkler system was opened. All damage to the sprinkler systems done by the City were fixed by the City.
- Installation of water meter did not damage the sprinkler system. Had to change some heads. Added rocks around base. Certified the backflow system.
- Rat Mitigation. We are not expecting a quick decrease in rat population. All 4 stations had contraceptive liquid added. Needs to be changed every month. Can be moved to other areas depending on how it is working and the need.
- Five new trees that were planted are doing well.
- Lights around the ditch were replaced and now all are working. Spend about \$100.00 a year on replacement bulbs. Discussion of moving to LED lights.
- Massimo will get estimate for trimming trees around the ditch—for November. Will also treat trees with ash bore prevention – in July.

Treasurer's Report:

- Have about 2/3 of dues in. Judy will send out reminders for those who have not yet paid dues.
- Everything else in line with expenses. Only increase from budget was insurance premiums.
- Total Income \$27,110.00
- Annual Budget \$38,058.00
- Total Expenses \$9,927.62
- Net: \$17,182.38

Discussion as to if it would be wise to join HOA Leader and whether we as a board need education –

- Board decided there is no need to join.

Discussion – homeowner communications; board-renter communications

- Discussion of communication between Board and owners or renters. Thom noted that ¼ of our 65 homes are rentals.
- Past practice: Direct communication or communication via letter. It was decided that communication to renters would be channeled through owners.
- Going forward first email about problem or question, then if not solved a formal letter will be sent out by secretary to home owner.
- Suggestions:
 - Develop a welcome information package for new residents- (homeowners or renters)
- Give renters the option to share their email address with the board.

Review of any outstanding architectural review requests

- Forthcoming there should be an AR (1045 TPC) for gate.

SC7 HOA social events: ?

- City of Boulder has fund for block parties. Can submit a grant. Can use for community.
- Board decided to move forward to submit for grant.

SC7 HOA listserv (there are some commercial possibilities

- Oriented toward community. Can post information.
- Simplelist.com is one possibility. Can try free for a month.
- Also include renters. Kathy and Judy to get list of emails (and notate which are missing) Give to Merry for Simplelist.

New Business – are month to month rentals allowed via covenants?

- The Board discussed whether the HOA wanted to have a position on short-term rentals (such as AirBnB or VRBO)
- The Board will explore mechanisms for restrictions on rental properties and discuss at next meeting.

HOA Meeting Location for September Meeting

6:00 pm – 17 September. Via ZOOM.