



South Creek Seven Homeowners Association

**P.O. Box 3421
Boulder, CO 80307
303-505-8153**

**Meeting Minutes
HOA Annual Meeting
Sunday, December 17, 2023, 6:00 p.m.
Location: ZOOM**

Attendees: Kathy Kramer, Merry Bullock, Massimo Buvoli, Mike McMillen, Thom Sandrock, Susan Poersch, Judy Cornett, Jermey Reynolds

HOA Annual Meeting

- Welcome
- Agenda was approved.
- Neighborhood Update –
 - Need to get complete neighborhood contact list .
 - Eco pass. How many people needed for eco pass to get good conditions. Kathy to talk to Ellen.
 - Susan wants to continue newsletter going forward.
- Landscaping report
 - The sprinkler system was winterized. Actual use of irrigation water was below budget due to weather adjustments of the controllers. Two major breaks of the line along the medians were repaired.
 - All common areas were cleaned up for about \$1000. In addition, drains along WMC cleaned and leaves removed in all common areas. Some homeowners disposed their leaves on common areas. However HOA is not responsible for leaf removal.
 - No parking sign located in front of our East common area was moved to prevent cars obstructing the entrance of our common area.
 - There is a homeless camp on berm behind 4838 West Moorhead - could be fire hazard. Kathy to call CU police and send letter.
 - 4-5 inch of snow on cul-de-sac trigger HOA snow removal. So far, we reached more than 4 inch only one time; sidewalks were cleaned with the cul-de-sac for \$950. Massimo requested cost to clean the sidewalks even when we do not have 4-5 inch of snow.

- When letter to homeowners is sent out in spring, we will include how the HOA spends the dues. We will also make a webpage showing our common areas and what has been done.
- Dead trees near 1095 TPC, along the small ditch, could be removed or pruned. Massimo to see what the cost would be.
- Another two trees along the ditch need to be treated for Ash borer..
- Treasurer's report;
 - Discussion of 2023 budget; set 2024 dues: Have seven homeowners who have not paid dues yet.
 - Looking good actual vs budget. In the green. Didn't use a lot of water so saved money there.
 - Rat control has significantly reduced population.
 - Good budget year. Have double annual budget on hand. In good spot.
- Resident's Forum – Need to make notifications of meetings sooner. Agenda items need to be addressed sooner so as to get notice out quicker.
- New Business - None
- Election of directors for open board position(s)
 - Board decided to keep board as is with Mike McMillen as alternate. Expiring terms were extended from 2024 to 2026 for Massimo Buvoli, Kathy Kramer, Susan Poersch, and Jeremy Reynolds (see list below)
- Date, time, and place of 2024 Annual Meeting will be December 15th at 6:00 PM via Zoom.
- Adjournment of HOA Annual Meeting

Board December Meeting

- Minutes from the September 2023 meeting were approved.
- Election of Officers for 2024 – Will keep same officers for 2024
- Dues will not be raised for 2024.
- Reimbursement of dues for Secretary, Treasurer, and Landscaping Coordinator was approved.
- Date, place, and time for Quarterly Board Meetings – March meeting will be March 10th at 6:00 PM via Zoom

Current Officers

Merry Bullock	2023 - 2025	President	303-717-3024
Massimo Buvoli	2024 - 2026	Landscaping	303-494-2821
Judy Cornett	2023 - 2025	Treasurer	904- 651-8200
Susan Poersch	2024 - 2026	Vice President	303-947-9119
Kathy Kramer	2024 - 2026	Secretary	303-494-8861
Jeremy Reynolds	2024 - 2026	Board member	303-522-5360
Thom Sandrock	2023 - 2025	Board member	303-249-5599