



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

MINUTES FROM BOARD MEETING, 4-8-2013

1. The board approved the minutes from the December, 2012 meeting with one correction: to add Harlin Savage as Vice President.
2. Ellen Hogan, the landscaping coordinator, reported that the winter watering is not completed but should be finished in spring. Contract for landscape maintenance is same cost – average \$2,000 a season for weeding (performed as deemed necessary; not in contract). An effort is being made to move away from lawn-mowing but these are currently in the fall and spring contract. Need to do spring clean up. Tantra Park out lot 1 – need to reposition bench (lot 32) so plants are not too close.
3. Mike McMillen, the treasurer, reported that not much money has been spent so far for this year but with spring there will be a need to spend. There is approximately \$60,000 in the bank, \$18,000 in checking—discussed putting \$17,000 into CD. (Everyone has paid dues for 2012) – Invoices have been sent out for dues for 2013. Good news – dues are coming in early. Projected net income (even with fence) ~ \$7,500. Water costs are less since sprinkler was repaired. Fence replacement will be capital improvement. Will discuss fence expenses at December 2013 meeting.
4. There is a contractor – Harrison Fence – for the split rail fence replacement. Board has selected section F to start. Letter and email was sent to all homeowners outlining the upcoming fence replacement project. Arrelaine has scheduled a meeting to come up with details of what homeowners need to do—will come up with schedule. June start. Cables an issue – particularly near Viele ditch. The contractor will be instructed to contact 811 to position flags and mark service lines. The board decided that gates will be paid for by homeowners. Homeowners decision if they want a gate or gap or nothing. Arrelaine will take pictures for the next meeting and articulate problems and potential solutions with deciding what fence is HOA owned and what fence is homeowner owned (particularly in section A). Perimeter fence will be maintained by HOA but homeowners' fences are homeowner responsibility. Scott and Miki Gurst expressed concern about maintenance of fence sections not scheduled to be replaced, particularly in the vicinity of the sledding hill. Need to get quote for maintenance – posts in bad condition/falling down.
5. The status of chicken wire removal – 1035 Tantra Park circle was discussed. Chicken wire that protruded over the top fence rain was shortened, but the temporary fencing around the hydrant has not been removed and therefore is still in violation of HOA bylaws. In order to incur a penalty, the HOA would need to rewrite bylaws to include a fine for this type of infraction. Kathy to write a letter to tenants suggesting split rail fence be used or landscaping with wire between.
6. Show of appreciation for Thomas Morris was put into action. Card to be purchased and circulated. Decided to give Tandori grill gift certificate.

7. Clean-up and picnic will be coordinated with city but tentatively set for June 2nd. Meet at 10:00 am. With noon picnic. Suggested to have separate clean up and picnic and not same day. Will be discussed via email.
8. New Business: 1) The members agreed to waive \$200.00 fine for delinquent homeowner due to extenuating circumstances and because he did at last pay dues 2012 dues. 2) Andrea brought up the need for a speed bump or sign at the entrance to the out lots, especially on Tantra Park Circle. Kathy will discuss the possibility of adding a speed bump with the city. 3) Andrea suggested using one of the HOA open spaces for community gardening—more information needed, 4) Arrelaine mentioned an email sent to the HOA by Kathy Lenz regarding restricting woodpiles near houses to discourage pest habitation—will forward to HOA via email.
9. The members agreed to meet again on August 4th at 7 p.m. – location TBD.