



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

Meeting Minutes
HOA Meeting
Sunday, April 17, 2016, 7 p.m.
Location: 1070 Tantra Park Circle

Attendees: Kathy, Mike, Ellen, Arrelaine, Cindy Copeland, Massimo, Harlan

1. The board approval the minutes from the December 2015 meeting.
2. The board elected Cindy Copeland. She will be on board until the board elections at the December 2016 HOA meeting.
3. Ellen Hogan, the landscaping coordinator, reported on:
 - Sun and Shade bid for grounds keeping -
 1. Southwest Park: **Remove mulch/old fabric – add new - \$1685.00
Taken out by hand – price for fabric & labor
 2. Plant Red Hot Pokers throughout bed – includes labor 500.00
 3. Remove drainage rocks/old fabric-replace same rock back 850.00
Nancy and Brian’s House/SW Park
 4. Remove old edging/reinstall new around beds 400.00
 5. Pinion Park: add drip line from house southeast 750.00
 - 5a. (2n option): Add a zone with new valve - \$1500.00
 6. Remove dying Service Berry and replace 165.00
 7. Remove Potentilla replace with 3 Spirea 305.00
 8. Remove Ground Junipers on both sides of walk 250.00
 - X. Weeding beds once a month - Time plus Material
 - Total w/o 5a - \$4905.00 Total w/0 5 \$5655.00

Notes: Separate crew for water???

Waterline approved

**Mulch washed away during flood

- Snow Removal – are we satisfied with S&S; where to put snow
 - Need to have answer (Andrea and Barbara) FOR COST to move snow on TPC.
 - Respond to homeowners.
 - Ellen will ask S & S how much to haul snow away in big storms.
 - Mike suggested to dump on HOA outlot off of WMC.
 - Give options to homeowners.
 - Option 1 - outlot north of Steve Johnson.
 - Option 2 - WM Circle outlot,

- option 3 – use common parking spaces – put up cones put/ cul de sacs.
- How much to remove snow for these options?
- What to do with tree limbs; HOA Chainsaw; HOA Responsibility
 - Who takes care of trees in 24 hours (City rule you must removes w/i 24 hours)
 - Strategy – homeowner drag into their yard – contact HOA and we will get it removed.

4. Treasurer's Report

- Half of dues paid already
- Put landscaping into budget before approved.
- Budget additional deductions
 - Put \$500.00 line item on drip line
 - Up amount for snow removal
 - Add secondary landscaping territory
- Net \$15,000 in reserve
- \$10,000 in CD
- \$5,000 into budget for landscaping

5. Ellen's Ecompass Resignation

Thanks to Ellen – will send out email to see if anyone interested in stepping up.

6. PV Solar Panels – Board approved shortened approval procedure – by email

- 3 people need to review and OK
- _ Revisit rest after we see how it works

7. Fence section request by Sue and Nicole (4730 WMC)

– requested putting section of split rail @4730 WMC so people do not walk through to park. Decide by email. Make aesthetic decision. If we like the way it looks HOA will pay (if not homeowner).

8. Andrea's email to Mike

- a. Ice around mail boxes - Need salt buckets – send someone to refill.
- b. Snow removal and associated yard damage
 - ✓ Tell Sun and Shade to leave area alone and not disturb rocks.
 - ✓ Put in split rail fence. Can we put fence that close to road.
 - ✓ Investigate further. Email.
- c. Odd jobs for dues reimbursement
 - ✓ Board voted “no” on this proposal
- d. Delinquent HOA dues payments – procedure going forward
 - _ Tighten procedure for consistent non-payers
 - _ Open to discussion on payment plan for those who can not pay

9. New Business

Set August Meeting Date and Location- Arrelaine to set up doogle pole.