



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a members' meeting
Wednesday, April 13, 2005

1. The board approved the minutes from the December 8, 2004, meeting.
2. The treasurer reported that about half of the homeowners have paid their dues - thanks! We have a \$15,000 1-year CD and two 6-month \$5000 CDs and about \$18,000 in checking. The budget is in good shaping heading into summer.
3. The landscaping coordinator reported that she has a bid for xeric landscaping upgrades to the East Moorhead Outlot (\$2950) and the Park Outlot 2 (\$350) (see <http://www.sc7hoa.org/sc7hoaplat.pdf> for a copy of the plat that identifies these areas); the board approved the bid. The board also authorized installing a new sandstone bench in the East Moorhead Outlot, upgrading and moving the existing bench from the East Moorhead Outlot to the Park Outlot 2, and installing a new bench in the Tantra Park Outlot near Tantra Park (which should cost about \$850). The city forester has planted the spruce trees in the far eastern portion of Tantra Park, and the oak trees should be planted soon; the board approved giving the money left over from this project (\$86) to the city for perennials in the flower beds in Tantra Park.
4. The Viele ditch lights have been installed. Due to the freezing weather, the contractor has not yet painted or finalized the concrete footings, but hopefully will soon.
5. The board heard a report from Tensi about the possibility of replacing our mailboxes with locked mailboxes to address security concerns, in particular identity theft. Stealing mail from unlocked mailboxes is one of the most common methods of identity theft and has been occurring with increasing frequency both nationwide and in Boulder. Upgrading to locking mailboxes would cost in the neighborhood of \$11,000 to \$14,000. The board requested Tensi to present the board with options that fit the esthetics of the neighborhood at the next meeting.
6. The board heard a report from Tom about the possibility of hiring a consultant to conduct a reserve study, pursuant to which the consultant would: 1) review our records; 2) review our existing and long-term planned capital assets and maintenance and operational needs; 3) calculate the appropriate depreciation periods and operating, maintenance, and replacement costs; and 4) recommend long-term dues assessment levels that will adequately fund these needs. **Before the board acts on this proposal, we want to get the members' input on the Association's long-term goals.** What *are* our "long-term planned capital assets and maintenance and operational needs"? What kind of neighborhood should we be trying to create? How should we spend our dues? **Please let us know by contacting a board member or leaving a comment on the website at: <http://www.sc7hoa.org/sc7hoacopiedform.html> Thanks!**

The board set the next meeting for 7 p.m. Wednesday, August 10, 2005, at 1002 Tantra Park Circle.

Please email achatzmorris@msn.com if you got a hard copy but you're willing to receive email—it's faster, easier, and cheaper—thanks!