



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Members' Meeting
Wednesday, April 18, 2007

1. The board approved the minutes from the December 6, 2006, meeting.
2. The treasurer reported that about half of the dues have been paid, with \$13,280 still receivable. We have almost \$20,000 in our checking account and a \$15,000 CD. We spent less than 15% of the annual budget in the first third of the year.
3. The landscape coordinator reported that the annual landscaping contract totals \$6495, with an hourly rate increase from \$25 to \$30. The board approved the contract. The board directed the coordinator to get the contractor's input regarding the status of a cottonwood tree near 1035 Tantra Park Cir. The board did not approve any landscaping projects this year due to uncertainty about water budgets and the costs of irrigation system repairs.
4. Shane Brown reported via email that:
 - a. The city believes that there have been no violations by Tantra Lake regarding on-street parking; Shane will get copies of Tantra Lake's zoning variance;
 - b. He sent a letter to the city requesting a chip and seal treatment for Tantra Park Circle, but hasn't heard back yet; and
 - c. He will ask the city to install another speed limit sign on Tantra Park Cir. in the counter-clockwise direction.
5. Tom Morris reported that we have not heard back yet from the city regarding our request for an adjustment to our water budget. The board approved an adjustment based on the owners of 4848 W. Moorhead Cir. agreeing to water part of the E. Moorhead Cir. outlot C.
6. The board decided not to abandon the W. Moorhead irrigation system and instead decided to install a master valve, which will prevent leaks when the system is not actually running and should help us keep within our budget. We will also submit another water budget adjustment request based on the Association's watering of the area between the sidewalk and W. Moorhead. The board directed the landscaping contractor to replace the W. Moorhead outlot C irrigation system due to its deteriorated condition at a cost of \$4500.
7. There will be an association picnic in Tantra Park by the playground and pavilion on Saturday, August 25, starting at 4 p.m. Anyone interested in helping out should contact Massimo Buvoli (303) 494-2821 or buvoli@stripe.colorado.edu.
8. The board did not approve funding at this time for the repair of the cul de sac 2 entrance. Tom Morris will continue to work with the city in getting a firm bid, which the board will then review.
9. Ellen Hogan reported that anyone who has not yet signed up for the neighborhood EcoPass can still pay a prorated amount for a 2007 pass. Anyone who is interested should contact her at 303-499-5261 or emjhogan@hotmail.com.
10. The reserves study contractor has still not provided us with the final report. The board directed Tom Morris to negotiate a reduced cost for the final report.
11. The board heard several complaints about dogs running loose. Members are reminded that the city code section 6-1-16 requires dogs to be on a leash unless the dog has a voice control tag, and that violations can be reported at 303-441-3333.
12. The next meeting will be 7 p.m. on Wednesday, August 22, 2007.

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!