



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

MINUTES FROM BOARD MEETING, 8-18-2013

1. The board approved the minutes from the April 8, 2013 meeting. There was one correction.
2. Ellen Hogan, landscaping coordinator: Need to mulch over the winter to protect plants from cold; keep residual water in. Received bid for mulch of \$1700 (Sun and Shade) and \$1850. Ellen will call and see if bid can be negotiated at a lower price. Also need to get rid of weeds. The weeding will be given to Sun and Shade if Ellen can not get the other bid lower. Massimo to look into wooden sign to delineate the boundary of SC7 property—will address at next meeting. Clean up day happened. A dozen people participated. City provided tools and plastic bags. Several discarded Xmas trees were retrieved from around the park. Need to have city do more work on grass height. Ellen was concerned that the water bills seem excessive, so Ellen called city. West Moorhead circle meter was \$260.97 this year vs \$240.00 last year. TPC was \$161.00 this year vs \$207.00 last year. Sun and Shade also on watering scheduling--water three times a week. No leaks were found. Need someone to temporarily take over monitoring for leaks and usage. The area in front of the Tantra Park Circle sign (on corner) used to be maintained by the nearest homeowner but is now all weeds. Ellen and Becky to appraise concerning taking out all weeds and put in mulch, or possibly flowers next year. Standing water is an issue near sledding area from water draining from the park. Massimo will contact the city. Contract for landscape maintenance is same cost – plus average \$2,000 a season for weeding (performed as deemed necessary; no specified amount for time spent weeding in current 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.
3. Mike McMillen, treasurer, reported that not much money has been spent so far for this year. There is approximately \$60,000 in the bank, \$18,000 in checking—discussed putting \$17,000 into CD. Decided to wait to determine what the upcoming costs will be. (Everyone has paid dues for 2012) – Invoices have been sent out for dues for 2013 and dues are coming in early. Projected net income (even with fence) ~ \$7500. Water costs are less since the sprinkler was repaired. Fence replacement will be a capital improvement. We will discuss fence expenses at December 2013 meeting.
4. Split Rail Fence — Replacement update – vote on next section. Fence Section C has been replaced and all the requested new gates and gaps are in. Many residents are excited about it. Discussion points: 1) do we like this contractor - extend for rest of sections? Contractor was approved for next sections. 2) What section is next? Decided to replace D and possibly E (D-~\$4500, and ~\$7300). 3) Want to lock in prices. If we do one section at a time Harrison Fence will want to re-bid each time with a 1 yr warranty. Financially they can bid the rest of the sections or can continue to bid sections as they do them. Price will increase, however. Do we want flexibility? Or sign contract. Approved to lock into contract. Arrelaine to discuss with the contractor.
5. HOA Picnic: if someone is willing to organize that picnic the board will pay for food Becky to talk to Lila Rosenthal. Board approved \$200.00 amount.

6. Damaged Mailbox Pedestal and other problems @1021 Tantra Circle – update on damaged mailbox pedestal – it has been fixed. Becky hired company to repair. Not paid yet – will be \$40.00. Becky needs information about number decals.
7. 1035 Tantra Park Circle – Chickenwire/hydrant: Kathy notified people several times but no action has been taken. Andrea volunteered to talk with the homeowners. Contact the city to deal with problem of the hydrant. Kathy to call city to inquire what is law about distances that an obstacle must be positioned from a hydrant. The chicken wire wound around stakes has not passed an architectural review. Need to install split rail fence or remove chicken wire.
8. A homeowner has expressed concerns about woodpile and debris stacked next to houses: Possibly attracts rats and carpenter ants. Firewood not withstanding.
9. Speed bump entrance to Tantra Park Circle: Andrea expressed a concern about speeding in and around the entrances to the cul de sacs. She is concerned that people or pets will be hit/hurt by cars entering the cul de sacs too quickly. Discussed portable/permanent speed bumps. Need to look for options – seek out best solution. Andrea to bring back proposal on cost and methods. Ellen to talk to sun and Shade to see how it would impact snow-plows. Could also consider: Keeping track, if possible, of people who speed, or going door-to-door or send out letters to homeowners to discuss. Also discussed need to trim back bushes to improve visibility. Perhaps a temporary fix would help to point out to people in the area the problem. Board approved the purchase of and Becky will coordinate the acquisition of five reflective plastic child-at-play figures from Costco.
10. The members agreed to meet again on December 15th at 7 p.m. – location TBD. This meeting is will be for all homeowners.