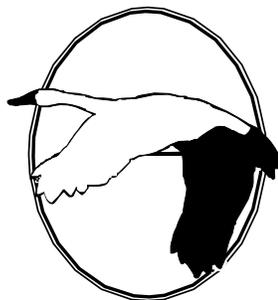


South Creek Seven Homeowners Association

P.O. Box 3421

Boulder, CO 80307



Meeting Minutes – Board Meeting Monday, August 4, 2014, 7 p.m.

Attendees: Arrelaine Dameron, Harlin Savage, Ellen Hogan, Kathy Kramer, Mike McMillen, Massimo Buvoli, Rob and Katherine Wilson (1009 TPC)

1. The board approved the minutes from the May 4, 2014 meeting.
2. Ellen Hogan, the landscaping coordinator, reported that the following HOA common areas were mulched: the cul de sac furthest east where Tom and Sully live; the east-west outlot (entrance to berm). Maintenance was also done – pruning, weeding, dead plants removed. Love Your Landscapes and Sun and Shade were the contractors used. The outlot in the last cul de sac was weeded and dead plants taken out. We will most likely have to remove the Hawthorne. At request of board members we did clean up behind Viele Ditch. City Park mow crew did not do anything this year. Cary Seager has moved departments. Told Ellen to contact parks about the ditch. Thus HOA money was spent to clean up the ditch as a one time event. But city failed to pick up debris piles. Ellen talked to woman at parks and she said they would pick up. So far, however there has not been a pick up. Need city cooperation. Contractors weed-wacked from West Moorhead Circle - west to beginning of Tantra Park. Dispute over whether property located near Viele Ditch is HOA or city. Another issue; Ellen has depended on homeowners to connect hose to drip system (cul de sac WMC) but plants and trees have been under-watered. Three years ago Sun and Shade buried lines to have hose go over to common area at entrance to berm. HOA reimburses homeowner for water. We would like to do the same thing in WMC common area, but line will need to go under sidewalk there. Will be about \$600.00. System will be homeowner-dependent so this will be an investment and

dependent on a new owner if property is sold. Do we want to move forward with this? Harlan suggested we get drought-tolerant foliage. Ellen suggested we purchase new plants also for other areas while prices are low. Board passed issue to put water under sidewalk. Contingent upon whether there will be enough water pressure, however. Also discussed plants in Tantra Park outlot 2. Harlan suggested every plant from now on be drought tolerant for Colorado. Ellen will check on plants available but won't spend money until she emails board. Arborist she met with last Friday will do light pruning – quoted \$300.00. Crabapple near Ellen was trimmed. They talked about ash borer – need to stay on top of the issue. Smaller trees do not do as well with treatment as large trees, he said. Board will need to be vigilant. No signs so far. Harlan will do pricing on various solutions. Mike has been monitoring water meters. Discovered a leak in one of the valves so water bill was double what it should have been. Although Mike has been monitoring he is not at his SC7 property enough to continue. It is a remote gauge. Ellen volunteered to take one and Massimo the other. Mike will resume the monitoring when he moves back to his property in SC7.

3. Mike McMillen, the treasurer, gave the treasurer's report. Bank account balance not much different from last time. There are 5 CD's that mature in May or December. SC7 has \$32,000 in checking. It was decided to hold off on another CD so as to use money on fence instead. Also plus interest is low. Mike considering putting checking into money market account. Arrelaine to look into possibilities such as account that keeps track of raise in cost of living or other options. Mike will put money in money market while Arrelaine looks into choices. This will involve checking account money only. Update on dues paid - over 2/3 of HOA homeowners have paid HOA fees.
4. Update on split Rail Fence: Sections D & E were completed as of last week. C, D and E are now complete. A, F and B sections are left. There was an issue at 1051 TPC – fence contractor quit. Arrelaine had to hire a new contractor to finish. Now a new contractor for the remaining sections needs to be rebid. Arrelaine has previous bids. Continuation of fence replacement will start again in Spring. The challenge will be matching the gates.
5. There was further discussion concerning HOA officer duties and reimbursement. Currently only the Treasurer, Secretary and Landscaping Coordinator are reimbursed. This will not change in until 2015 at which time board will have reached an agreement, i.e. do we want to change job descriptions. Term limits proposed. Should all board positions be volunteer? It was suggested that perhaps board members could write several proposals with different options. Need to clarify duties and if volunteer or reimbursement of dues continues. It was decided to discuss at next meeting and put farther up the list on the agenda. Meanwhile email proposals will be sent out for discussion in December. Harlan and Arrelaine volunteered to do the proposals.
6. Massimo gave an update on the HOA sign proposal. Becky Vanderslice had already proposed signage at a meeting in 2010 which was rejected. Proposed signs similar to Tantra Lake and SC 3. Reasons for sign proposal being rejected were: signs not needed, too commercial, design too old, redundant-- same as mail

box, doesn't give out feeling of community spirit. Board decided to pursue again. Cost will be approximately \$600.00. Massimo to get proposal for options.

7. Problem of cars speeding in the cul de sacs was taken up again per request of homeowner on TPC. Board decided against speed bumps. Possibility of no-speeding signs. It was suggested that homeowners flag offenders when they see someone speeding. Also it was suggested that those people effected complain to the city.
8. It was pointed out in New Business portion of meeting that some mailbox numbers do not stick and come loose. Will need to be replaced.

The next meeting was scheduled for December 8th at 7:00 pm (Monday) - Location TBD.