



# South Creek Seven Homeowners Association

P.O. Box 3421  
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Board Meeting  
Monday, August 16, 2010, 7 p.m.  
4834 W. Moorhead Cir.

1. After discussing whether the description of the draft fence policy was accurate, the board approved the minutes from the April 5, 2010, meeting.
2. Ellen Hogan, the landscaping coordinator, reported that: the split rail fence repairs cost about \$1000; the city repaired the drain in Tantra Park near 1047 Tantra Park Cir. that should result in less water damage to the split rail fences; the city cleaned the pond in Tantra Park and the area near Viele ditch, damaging the sidewalk along Viele ditch as they did so, which they will repair; we will be planting 2 scrub oaks along W. Moorhead Cir. near 4700 W. Moorhead Cir. and 1095 Tantra Park Cir., 3 "Burning bushes" in the Tantra Park outlot, and 3 "Burning bushes" in Park outlot 2; the irrigation system along the east side of W. Moorhead Cir. was replaced, with only 1 last section left to be replaced (next year) along the northwest portion of W. Moorhead Cir.; it will cost about \$700 to remove 2 cottonwoods from the W. Moorhead outlot and the Tantra Park outlot; and the city planted numerous trees in Tantra Park. Steve Wills will lead a work group regarding the use of part of the W. Moorhead outlot as a community garden, and will report to the board in December.
3. Mike McMillen, the treasurer, reported that we have spent about 55% of our annual budget and that, due to the replacement of most of the irrigation system, we have saved a lot of money on our water bill. We haven't overspent any budget category other than \$100 extra (\$4,100 total) for the irrigation replacement. We have 3 CDs of about \$7,000, \$7,100, and \$17,000 and a checking account balance of about \$13,400 with about \$20,000 left to be spent on this year's budget (\$37,145 total). \$10,500 remains to be paid in dues.
- 4.a. Tom Morris reported that, of the almost 100 surveys that were sent to various HOAs in Boulder county, only 11 were returned, 8 of which were from HOAs in unincorporated areas. None of the HOAs seemed to be particularly like SC7. Four had imposed special assessments; 10 had never done a reserves analysis; the average budget was \$20,669; the average annual assessment was \$245; and the average property value ranged from slightly more than those in SC7 to about twice our average value. The survey is unlikely to be repeated.
- b. The board reviewed the results of the SC7 member survey, which were largely in line with the results from 2006. Most people thought that it is not important to raise dues to better achieve our goals, yet it's important that we make the common areas as attractive as possible. While almost everyone is satisfied with how the board is performing on most measures, there are some concerns about the split rail fences, uneven covenant enforcement, and the condition of Tantra Park Cir.
- c. Tom Morris will lead a work group regarding an update to the long range plan, which the board will finalize by email and then give to the reserves study consultant.
5. The board reviewed the 4 reserves study bids that we received and directed Tom Morris to request references and a sample report from Stephen Prokopiak, P.E.
6. The board reviewed the two bids to reface the mailbox pedestals, both of which were about \$10,000. Ellen will work with our general contractor to determine whether that bid can be reduced while still keeping sandstone as the facing material.
7. The board reviewed the bids for cul de sac maintenance and repair, both of which were for about \$10,000. The board tentatively allocated \$10,000 for this in next year's budget.
8. The board agreed that it needs to finalize the policy for covenant variances for fences.

The next meeting is Monday, December 13, 2010, 7 p.m., 4834 W. Moorhead Cir.

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