



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

SC7 HOA Meeting Minutes
Sunday, April 15, 2018, 5 p.m.
Location: 1050 Tantra Park Circle

Attendees: Pandian, Harlan, Kathy, Arrelaine, Mike, Ellen, Massimo

1. The minutes from December 2017 meeting - approved
2. Landscaping report:
 - Tree planting event to celebrate Tantra Park renovations. May 4 - 6. Kathy to forward link to home owners.
 - Need to confirm spring clean up with Sun and Shade.
 - Craig Hoffman has completed pruning largest ash trees on East Moorhead. Removed three Ash trees and stump. Tree treatments given to locus for spider mites. Zimmerman pine moth will also be done as well as deep root fertilizing.
 - New tree – leaning towards Honey Locus. Location - along median, past corner, past creek. Ellen has concerns on planting. Cost - \$650.00. Will have to deal with watering and nursing tree along w/o household there to be dependable. Bid from Sun and Shade to come out and intermittently water the new tree. Will go with one tree for now.
3. Treasurer's report 5 CD's worth \$43,000; and there is \$46,000 in checking (see sheet). Accumulating assets. Arrelaine to help with asphalt project. Budget approval by Board to proceed.
4. Architectural Review Process: Example - we approved a deck for Jamie and Beth a year ago. They were working with the city but never completed city permit process. Stopped building. Then decided to go ahead and build deck. Our form says 90 days after approval or it is void. Some SC7 home owners don't realize they also need to work with city. City must have approval from HOA prior to working with city (according to Pandian). Basically Jamie and Beth needed HOA approval prior to resuming work on deck. Covenants are not

detailed. Some issues are between neighbors. City ordinances are different than HOA rules. HOA designates how building fits in with neighborhood. Moving forward when someone submits an Architectural Review Form we will ask if they have talked with neighbors. HOA has responsibilities to community. Possible to bring homeowners together to make certain to keep harmony. Use judgement. HOA to encourage talk to neighbors before we approve form. HOA needs to assess.

5. Action items. Need to discuss with neighbor. Put on website. Verbal approval needed. A letter to neighbors perhaps.
6. Stephen Wills – whether to impose \$100.00 fine. Paid dues March 8. Has historically been late. On Dec 31st he owes \$100.00 and then \$25.00 going forward. Fine \$100.00. Kathy to send out notice that he owes \$100.00 fine. Assume you waived your right to a hearing so we are informing you that you now owe \$100.0 fine.
7. Update from Harlin on SOBO. Since January – SOBO group sent letter to city council members before their retreat with recommendations for what to do. Did not hear back directly from council members but staff got back. In March they received notice that city was going to pull together an ad hoc group to look at alternatives to flood mitigation. Met 3 weeks ago with engineering firm and later with another group and county staff to get low down on what engineering firm was looking at. Second meeting this coming Monday. Then meeting in May. Pushing for all studies on ground water done before making final decisions. City starting to do groundwater testing. There is concern. City council has on calendar for mid-May for study session. Gigantic question mark. Want them to clarify. Open house would be good idea to attend. April 23 next Monday. Millenium Harvest house. Good news – no way for CU to build inside 500 year plain. Will be significant push to take down the berm. Shift to southeast. Build dam at bus stop and extend for a mile to the east. Earthen dam 30 feet high.
8. HOA Meeting Location and date for August meeting at Harlan's house but date and location changed. August 26th at 7:00 pm at Mike's house – 1020 TPC.