



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

MEETING MINUTES

HOA Meeting
Sunday, August 13, 2017
1070 Tantra Park Circle

Attendees: Mike McMillen, Arrelaine Dameron, Kathy Kramer, Ellen Hogan, Pandian, Harlin Savage

1. Minutes from April 2017 meeting were Approved with one minor correction.
2. Landscaping report: We had a total of 17 Ash trees. One was removed late winter. Craig Hoffman and Craig Hayes looked them over – 3 are marked to be removed before end of year. Ellen has bids – a little over \$1000 for removal and for tree stumps to be ground. Hoffman pruned all trees last year except two of the largest Ash trees – east end of WMC (bid of \$700-- \$350 each-- for removal of 2 Ash trees-- and he will come back this fall and prune trees. We will want to replace trees. He can plant trees any time as it cools down. 2 Caliper trees now available for \$650.00 from Sun and Shade. Hoffman suggested Swamp or White Oak (there is one in outlot behind Ellen's house – two along WMC), or possibly Locust (on WMC), Linden, or Catalpa. Ellen to ask City to ask what trees are put along medians and what they recommend. She will then decide which spot to put tree in. She will email as to what is to be done. Water budget has been good-- under budget actually. A few home owners have been weeding. Ellen will get a check to them. Hayes Tree did spray Willow trees for bugs and they have leafed out. So much mulch was put on WMC that bind weed has sprouted out. If there are any homeowners who have Ash trees on their property Heathy Trees – owner Craig Hayes – 303-44 9-4612—Would be happy to come out and give estimates. Action Items: Weeding and trees.
3. Treasurer's report: Nothing remarkable. Have \$46,582.83 in checking. Concerning budget – haven't spent much money. Spent only \$225.00 on maintenance and repair. Under budget to date. Bills forthcoming, however. Have not been paid yet. Dues – have received 2/3 of those due (65 units). Paving and landscaping project this year – considering cutting back on dues. Need to identify which cul de sacs will be first. Need committee of people.

Note: When we get bid for paving can we find out price to re-do curb at Andrea's yard to stop cars from speeding. Speed bump? No. Do not want speed bump. TPC speed 15 mph but people drive too fast. Difficult to do anything to curb it.

4. Update on Save South Boulder: Harlin gave report on events since last meeting. SOBO – Boulder Valley comprehensive plan wrapped up. Proposal to change current land use of land owned by CU. New designation -open space other. Designation is rare and applies to privately owned land. Also designated 80 acres low and medium residential housing. Staff for city proposed wiping out current designation and calling it public. SOBO opposed that change. Ended up that the City council land use designation sets up discussion about annexation of CU property to City. SOBO argued that it should remain open space. Berm protects CU property but no residential property. Keep open space other designation for area where 500 year flood would be. 80 acres along north (dam) would be designated as parks and urban parks (better than public). City council did approve guiding principles – values at stake, open space – city and CU have not done any studies to inform land use decision they have just made. Not enough studies. Long discussion on this. Have to do studies now before moving ahead with development. Approved by planning board. Lisa Morzel only protest vote. Won't talk more until after city council elections in November. CU has to initiate annexation. Once they start conversations and it is signed off the city has no leverage. May find there are problems with what they have proposed. To be sure there have not been enough public hearings. Or Traffic studies. A lot of variables. Focus now will be on city council election. Save South Boulder – formed candidate committee to endorse candidates. What is their position on pace of growth? There has been a lack of attention paid to what communities want. For more information log into Together4boulder.
5. Homeowners parking in visitor parking spaces: Brigitte Tawa, property owner, brought up this issue while communicating with Ellen about Ash trees. No one can park in common spaces (Pandian cul de sac) – because neighbor uses it as private parking spot. Not available for anyone who visits. During snow storms need area to dump snow. Person who parks there all the time said he will not park there when there is snow. Do we have a policy about parking in visitor parking spaces? There are two spaces in both cul de sacs affected by this issue. Other cul de sacs do not have visitor spaces. Need to let people who are renting their properties know. Henceforth property owner needs to inform his tenants they can not park in those spots as if they were their own. To every home owner on those two cul de sacs with map. Discussion. Be respectful of your neighbors. Propose we write letter. Kathy to write draft of letter and send to board. Also put on website. Send out with dues letter next year.

New Business:

6. Gordon Sams – yard update. Weeds are chest high. HOA received complaint about 4750 WMC. Gordon was issued summons City gave Sams two weeks to resolve issue of weeds. There were other issues he failed to comply with - being dealt with by courts. Out of our hands now. Also, one other yard 4700 WMC. Upkeep of property. HOA doesn't have power to do much but can encourage homeowners with rental properties (some are with property managers). Massimo has app on phone for such problems. We can take picture and send to the city.
7. Signage – spent good money on signs for pedestals. Mark Connelly's Junipers are completely overgrown again. Blocks sign. Need to ask him to please prune so that people can see signage and access mailboxes. Across from Mike on TPC - . Kathy to send rough draft of letter to board. Lot 44 - 1025 TPC.
8. Ellen may be able to call for estimates on paving. Kathy to bring folder on asphalt to Ellen.

Next Meeting: Sunday - December 3rd – 6:30 p.m. Mike's House 1020 TPC.