



## South Creek Seven Homeowners Association

P.O. Box 3421

Boulder, CO 80307

### Meeting Minutes

#### HOA Meeting

**Sunday, September 11, 2016, 7:30 p.m.**

**Location: 4780 West Moorhead Circle**

**Attendees: Ellen, Cindy, Massimo, Mike Arrelaine, Mike, Harlan, Pandian**

1. The board approved the minutes from the April 17, 2016 meeting.
2. Landscaping report:
  - a. Sun & Shade bid on cul de sac opening to Tantra Park. Remulched and added new fabric. Mulch looked thin so S & S went back and talked to crew. Since they owed the HOA mulch they put in new and additionally put in rocks.
  - b. We got twenty red hot pokers in all of which have flowered.
  - c. Weeding has been going on all summer. Drainage rocks done. Water hooked up at Nancy and Brian's. Timers are weak link in the system. One was replaced.
  - d. Got bids for Pinion Park. Dealing with contractor – not finished yet.
  - e. Problem with water – found valve at East Moorhead/water came out. Sun & Shade put valve in on the street - \$750.00. Took two days to install.
  - f. Ellen went to tree farm with plant list and picked out cool plants. Absolute Organizing found two guys to weed for \$15.00 an hour. Ellen put in call for AO to do planting. \$400.00 for plants. Did remove dead plants in Pinion Park area. Kept ground junipers and three spruce trees. Focusing on east side of sidewalk.
  - g. Ellen called Craig Hoffman concerning the trees that took heavy damage last spring and lost branches. Decision to remove tree and get another. Pruning done October or November. Discuss over the winter to decide what kind of tree and where it should go.
  - h. Ellen did buy plants for corner of Tantra Park Circle and WMC. Six new plants – bought from **Gianimas**.

- i. Snow removal – Ellen emailed – amounts.
  - j. Asphalt company – getting bids – they patched around manhole cover. Will discuss at another meeting the repaving of TPC.
  - k. Need to reimburse the new homeowner at Steve Johnson’s place – Jeff Beard for water use.
  - l. First cul de sac off of TPC – small common area needs to be totally weeded and replanted with parking lot tolerant plants such as Iris.
  - m. Input welcome until end of September on new plan for playground in park/sprinkling system and drainage.
3. Treasurer’s Report Nothing remarkable.
- a. Still several people (18) who have not paid (\$9,928).
  - b. There are five CD’s - \$40,000
  - c. \$30,000 in checking account.
  - d. Over budget on landscaping and total maintenance/repair.
  - e. Watering system meters are electrical plus lights. Need to change sensor. Turns on too early.
  - f. Most money goes to paving and maintenance of common areas.
4. Discussion with Andrea Tollefsrud who came to meeting concerning a barrier to Andrea’s Yard. She would like for the HOA to come up with a plan to try to mitigate people driving into her yard in winter. Long-time problem. Property torn up by plowing and by cars. No longer grass there. Sun and Shade put down rocks in that area at no charge, however, she has had to move stones away. It has become an ongoing issue to re-distribute stones and put down a weed barrier. Other issue is safety factor –speed at which people enter. Have had past discussions with HOA about speed bump. Either speed bump or barrier would help. Can see tire tracks.

What is ideal solution? Andrea had taken pictures and discussed with Mike. Would giant boulders help? Concerned for her safety and her dogs’. Need to plan and schedule. Andrea to meet with contractors and do maintenance.

Ideas: 1) put out large boulders - Article 3, paragraph 2 does mention payment of this kind of problem. However, this is Andrea’s private property not common area. 2) Ellen suggested huge pots planted with flowers. \$500 - \$1000. 3) Large rocks--how much per ton on rocks. Massimo stated it is Sun and Shade’s responsibility to maintain and fix whatever damage has been done. HOA not responsible for private property. Way around is to put barrier on common area on cul de sac. Since covenants state HOA will not pay for homeowners property should HOA fund better delineation between common area and Andrea’s property. It was decided that a better defined barrier between properties is needed. 4) Put in curb.

It was discussed that the HOA needs to talk to city to see if the city will put up speed bump. Also overgrown hedges are a problem. Where mailboxes are it is difficult to see if someone is coming.

5. New Business -
- a. Ellen has de-resigned from Eco pass and will now continue.
  - b. Board approved funding for HOA phone – 303-505-8153.

December meeting - Meet before Christmas. Sunday December 11<sup>th</sup> was proposed. 7:00 p.m. Ellen’s house.

