



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a Members Meeting December 11, 2003

1. Seven members were present. The board approved the 9/17/03 meeting minutes.
2. The board approved refunds of 2003 dues for the secretary, treasurer, and landscape coordinator. The members elected 3 board members for 2004 to 2006 and the board appointed officers for 2004. Current board members and officers are:

<u>Name</u>	<u>Term</u>	<u>Position</u>
Ellen Hogan	2002 - 2004	President
Mike McMillen	2002 - 2004	Treasurer
Shane Brown	2003 - 2005	Vice President
Tom Morris	2003 - 2005	Secretary
Liza Hogan	2004 - 2006	Board member
Massimo Buvoli	2004 - 2006	Board member
Tensi Plummer	2004 - 2006	Board member

3. The treasurer reported that we have a one-year \$15,000 CD, 2 six-month \$5000 CDs, and about \$14,000 in checking. We've spent about 77% of our \$24,200 budget, with the bulk of the unspent money in landscaping, maintenance and repair, and snow removal. The board directed the treasurer to submit a draft 2004 budget based largely on this year's budget, with a new line item for the Viele ditch lights.
The board decided not to raise dues for 2004, which remain at \$360. Four members have not yet fully paid dues for 2003. Note that the Association's rules provide for a \$100 penalty, plus a \$25 per month fine, if dues aren't paid on time.
4. Landscaping report: A complaint about the snow plow operator scraping some landscaping in between two driveways will be passed on to the contractor. The board approved xeriscaping the commonly owned property in front of 1011 and 1009 TPC and \$200 for installation of a tree by the city in Outlot B (the Viele ditch right of way).
5. The board directed Massimo to contact the owners of 1085 TPC and Tom to contact the owner of 4712 WMC about taking down nonconforming fences. The board directed Tom to prepare a letter to all members about the covenants' restrictions on fences. Mike reported that he filed a police report about the vandalism of Viele ditch lights. The board directed Mike to file an insurance claim and Tom to get quotes for 3 options: repair the lights; upgrade the lights to address their vulnerability, and replacing the lights with bollard lights like those at the condos. Shane will contact the city about getting an easement for the bollard lights in Outlot B.
6. Scott Gurst updated the board about the city's decision to install a fence across the Tantra Park hill to prevent sledding. Scott said that he had spoken with all of the SC7 members in cul de sac 5 and that all opposed that decision. Sledding has never been an approved activity at Tantra Park, but the city has never enforced the restriction and the hill has been widely publicized as the best sledding hill in Boulder. The board unanimously directed Tom to draft a letter to the parks advisory board on behalf of the Association protesting the closure and asking to make Tantra an approved sledding site.
The board discussed parking problems associated with the condo's garage construction project, but took no action.

The next meeting is **Wednesday, April 21, 2004, at 7 p.m. at 1090 TPC.**

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