



South Creek Seven Homeowners Association

P.O. Box 3421

Boulder, CO 80307

<http://bcn.boulder.co.us/community/sc7hoa/>

Minutes of a members' meeting, Tuesday, March 5, 2002

1. The board approved the minutes from the December 11, 2001, meeting, and the members ratified the directors appointed at that meeting.
2. The treasurer presented the 2002 budget as previously requested by board and reported that our CD matured. The board directed the treasurer to reinvest the proceeds, approximately \$21,996, in a six-month CD.
3. The landscaping coordinator reported that she received a bid from the current contractor for 2002 landscaping services of \$6150. The board voted to accept the bid.
4. New business. The board voted to renew our Community Associations Institute membership, which has increased from \$150 to \$195. The board voted to grant to the prospective owners of 1071 Tantra Park Circle a temporary variance, effective until July 30, 2002, from the covenants' privacy fence requirements to allow them to install metal fencing as a transitional backup while their dogs learn to comply with newly-installed "invisible fencing".

Parking issues. A junk car has been parked in a common parking spot in cul de sac 6 (northwestern corner of SC7) despite repeated notices to move it. The members agreed to provide one more notice before having it towed. **The board agreed to propose rules regarding parking and propose a bylaw amendment to establish a procedure to assess fines for violations of the covenants, bylaws, or rules.** This will occur at the next members' meeting; the notice of the meeting will include the proposed language.

Gas heating. Ellen Hogan discussed the possibility of members banding together to defray the costs of installing natural gas piping to those areas of SC7 that currently don't have access (*i.e.*, the block on TPC and cul de sac 6). The board approved granting an easement to bury the pipe on that portion of Outlot A that is located on the TPC block; this will substantially reduce the costs compared to aligning the pipe in TPC itself. Ellen suggested that members consider replacing the wood stove in their living rooms with gas stoves rather than replacing their furnaces. She can be reached at 303-499-5261. We'll also discuss the issue at the next members' meeting.

Garbage can notice. Because of the city's new garbage and recycling bins, members are reminded of Art. V, section 5 of the SC7 restrictive covenants, which states: "All . . . garbage cans . . . shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring residences and streets." We will begin notifying members who are violating this requirement. **Please put your garbage cans in your garages!**

The next meeting is Tuesday, June 4, 7 pm, 1090 TPC.

Please email thomas.morris@state.co.us if you did not get this by email and are willing to!