



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

MINUTES OF A MEETING OF THE ASSOCIATION, 4/12/00

1. Dog Park. The members heard from a member of FIDOS regarding the city's proposed Tantra Park dog park. The board directed the secretary, Tom Morris, to write a letter on behalf of the HOA to the city objecting to the lack of notice of the city's proposal, objecting to any fenced park, and asking for actual notice if the city proposes to put any type of dog park in Tantra Park. Glenn Legendre volunteered to contact the city to determine whether it currently intends to do anything at Tantra Park.
2. Treasurer's Report. Janis Sherwood presented a proposed budget for 2000 that showed \$23,400 in income and \$15,519 in expenses, with a net income of \$7,881. The board directed Janis to add a line item of \$7000 for the installation of lighting, taking \$5000 from the net income and \$2000 from when the HOA's \$20,000 CD matures. Janice is to put \$15,000 back into a 1-year CD and put the balance into a money market account. The landscaping budget item is to be increased from \$7500 to \$8000.
3. Landscaping. The board adopted Kara McGarigal's recommendation to accept The Green Plan's bid (\$6500) to do everything that our three current contractors do. The bid is only \$1000 more than what our current main contractor charges. The board asked her to see if the bid includes hand-pulling of weeds. Homeowners are encouraged to trim bushes back from their sidewalks, especially the Viele Ditch sidewalk.
4. No Parking Signs. The board asked Janis to get 5 "no parking" signs made and installed on each of the cul de sacs that currently do not have one, at a cost not to exceed \$500 total. Several members said that people are parking on the asphalt part of the cul de sacs, which is prohibited in the covenants. Having the signs installed will facilitate having those cars towed if the owners do not respond to warnings.
5. HOA Statute Opt-in. The board approved spending up to \$300 to have a law firm advise it, perhaps in connection with the 2 other HOAs in the area, on whether to opt in to the Colorado Common Interest Ownership Act. Doing so would strengthen the HOA's powers and simplify amending the covenants.
6. Joining HOA Association. The board agreed to spend \$150 to join the Community Associations Institute, a non-profit corporation of HOAs. Benefits include a monthly magazine, access to listings of contractors that HOAs have found to be reliable, and reduced fees at conferences.
7. Lighting. We have collected sufficient signatures on the petition to add two street lights on the Tantra Lake Apartment's land where the 2 sidewalks to the park intersect W. Moorhead Circle. Tom will submit the petitions to the city and ask about whether the city would give us an easement along the Viele Ditch sidewalk for installation of 4 or 5 ballard lights. The board budgeted \$5000 to this project, to be initiated after the city installs the 2 streetlights.
8. Amendments to Bylaws. The board directed Tom to draft proposed amendments to the bylaws, including deleting obsolete provisions, updating the bylaws to our current practices, the dues late payment penalty policy, the filing of liens for late payments, and providing members with minutes of all meetings. The board will present its recommendation to the members at the next member meeting.
9. Next Meeting. The next board meeting will be Wednesday, June 14th, 7 p.m., at Tom's house, 4834 WMC; the next member meeting will be Wednesday, July 12th, 7 p.m., at Kara's house, 1080 TPC.