

South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

<http://www.sc7hoa.org>

September 17, 2003 Minutes of a Members Meeting

1. Seven members were present. The board approved the previous meeting's minutes.
2. Mike McMillen, the treasurer, reported the we have a \$15,000 CD, about \$21,000 in checking, and we will have a \$5,000 CD maturing in early October. The board directed the treasurer to take \$5,000 from checking and reinvest it in a new CD along with the \$5,000 from the old CD. We've spent about 57% of our annual budget, with most of the excess in landscaping.
3. Ellen Hogan, the landscaping coordinator, reported that the city has not been mowing the Viele ditch right of way to minimize erosion. The board asked Ellen to revisit with the city about maintaining this area better. The board approved expenditure of about \$1300 for replacement of a shut-off valve for the irrigation system, which the contractor will blow out at the end of October. The board asked Ellen to negotiate revised terms for the snow removal contract. Ellen indicated that the contractor would be removing some dead tree branches at about \$75 per tree. The board approved trying to make use of some rocks and fence rails offered by Betsy Fox.
4. Old business: the Viele ditch light repair project—to install a conforming electrical meter—has been completed and paid for.
5. New business:
 - A. The board decided to post a link to the Community Association Institute's "Rights and Responsibilities—Principles for Homeowners and Community Leaders" on our website—which has a new URL (see above—the old one is still functional for now).
 - B. Shane Brown reported that the potential recreation agreement with the condos has been postponed until at least spring at the condo's insistence.
 - C. Jim Hartman presented an architectural review proposal for fencing to keep dogs in some yards. The board did not approve the proposal and suggested use of "invisible fencing" / dog collars in connection with a temporary waiver of the fencing covenants during a phase-in period.
 - D. Tom Morris agreed to prepare a handout to distribute in late winter regarding maintenance of homeowner's yards.

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