



# South Creek Seven Homeowners Association

P.O. Box 3421  
Boulder, CO 80307

<http://www.sc7hoa.org>

Minutes of a members' meeting  
Wednesday, April 21, 2004

1. The board approved the minutes from the December 11, 2003, meeting.
2. The treasurer reported that more than half of the 2004 dues have already been paid - thank you, members! The board voted to waive late fees on a one-time basis for a member who recently paid up all 2003 dues. Certificates of deposit for \$5000 and \$15,000 just renewed; a \$5000 CD will be maturing soon. There is about \$24,000 in checking. We have not spent much of the 2004 budget other than for snow plowing.
3. The landscaping coordinator reported that we planted a maple tree in the West Moorhead outlot. We will be planting 2 new trees in the outlot between Tantra Park Circle and Tantra Park and one tree in the landscaped area in cul de sac 1 (at the southeast corner of SC7) at \$500 each. The board approved several projects for new xeric landscaping and maintenance of existing landscaping, including about \$1400 for the common area in cul de sac 6 (far northwest) and about \$1300 for the landscaped area in cul de sac 1. In the fall we will propose to pay the city for some new trees in Tantra Park near SC7. The board approved repairs for the split rail fences.
4. We got only one response to the RFP for repair of the Viele ditch lights. The board directed the secretary to get bids for putting the lights (either new ones or the existing ones) on the split rail fence rather than trying to securely put them back in the ground.
5. Two noncomplying fences have been removed by the members—thanks! Please remember to submit an architectural review form for external improvements that are limited by the covenants. If you're not sure what's covered, you should submit a form or check the covenants (which are available on-line at our website, [www.sc7hoa.org](http://www.sc7hoa.org)).
6. Several burglaries occurred recently in SC7. The only common element in the burglaries was that burglars did not have to force their way in; each of the doors was unlocked. The board reminds members that our best and most effective defense is simply to lock our doors and windows.
7. The board encourages members to maintain their yards and houses so that SC7 is a pleasant place to live and to help maintain property values.
8. There will be a potluck for SC7 members at Tantra Park by the playground at 5 p.m. on Saturday, July 31. The Association will provide paper plates, cups, and plasticware. Members are encouraged to bring grills, games, chairs, tables, etc. You can contact Shane Brown at (303) 554-1344 for more details.

The board set the next meeting for **7 p.m. Wednesday, August 11, 2004, at 1090 Tantra Park Circle.**

Please email [thomas.morris@state.co.us](mailto:thomas.morris@state.co.us) if you got a hard copy  
but you're interested in receiving email—it's faster, easier, and cheaper—thanks!