



South Creek Seven Homeowners Association

**P.O. Box 3421
Boulder, CO 80307**

MEETING MINUTES

Sunday, April 11, 2021 – 6:00 PM

Location: Via Zoom

Attendees: Rich Fey, Kathy Kramer, Merry Bullock, Michael McMillen, Scott Dunbar, Massimo Bulva, Mark Hafen, Jeremy Reynolds

- Approval of minutes from December 2020 meeting – Minutes were approved.
- Landscaping report – Last snowstorm we did quite well. Some spill over on sidewalk. Massimo cautioned crew to be careful where snow is put. Overall did well. Had pruning of trees for safety reasons – dead branches. \$2500 estimate for diseased Ash trees. Dave from Arbory will plant new trees along median where trees were lost. At least 3. About \$900 per tree. Will spend \$500 to \$600 on additional trees. In addition, large branches need to be removed that have fallen. Viele Ditch area. Contracted city crew at end of month – digging on median. Main line – damage. Massimo talked with contractor to let them know they damaged area.
- Treasurer's Report – Mike sent out standard balance sheet ahead of meeting. Started to collect dues. Invoices sent out end of March. Spent a couple of thousand on snow removal. Sent out budget for 2021. Anticipated income \$5,000. Budget approved by vote of board. Budget and treasurer's report documents are attached to these meeting minutes.
- CU South Follow-up and next steps: No response except for Phil's letter (Planning Board) that was sent to board. Need to become more active. Follow up letter that was sent by the board concerning the three main issues that are of concern to our neighborhood. Water issues (which we did not include in the letter) are also a concern. There are huge issues with city flood plain plan and that a real possibility that it is doomed to failure. Kathy and Merry to contact the planning board and city council on a monthly basis. Also call them on the phone. Kathy to draft letter and Merry to add comments.
- Mailbox Security: Considerations/Options – Mail theft in neighborhood. Info may have been used to file unemployment claims. Rich did background research. Looked up prices on locking mailboxes. Requirements and expense are

issues. Equipment expensive. There was an arrest for theft of Mike's mailbox. Discussion about lack of lighting on the streets. Garage lights help a great deal. Kathy to call city about lighting.

- Enforcement of building maintenance/lawn mowing – in past letter would be sent when people did not maintain their lawns. Lately a flyer has been put in mailbox of offenders if there are weeds or overgrown lawn. Need a way to put more pressure on homeowners who do not maintain lawn, weeds, and trash. Add to bylaws. Mark to propose and board will review. Write as a regulation or requirement. Hire lawyer to help us draft the language and see if it is legal. Board has ability to write regulations. Mark to send out information. In meantime can write letters to offenders. Friendly letter from board concerning value of property and maintenance. All board members to sign. Mark suggested yearly walk through of neighborhood and see who is non-compliant. Add photo to embed with letter. Massimo to take pictures of three offending houses. Jeremy suggested we call first in a neighborly manner then if no action we follow up.
- Architectural Approval Process – Can we write down procedures as to 1) when AR is initiated, 2) Any discussion with homeowner, 3) Signatures being generated. Approve within 30 days. Procedure: Kathy to keep log and assign AR numbers (2101 to begin to reflect year and AR #). Send to HOA board to review. Final step is to file one copy and give a copy to the originator of the AR.
- New Business: Scott Dunbar who is new to HOA neighborhood attended. Thanked us for volunteering and likes neighborhood. Attorney – clean energy companies. With Covid changing business and thus remote work at home they want to know if they can make use of “office shed” for working from home. 10 x 12. Is it prohibited by bylaws. Article 5 of Covenants says no such building can be put up. How much space would it take up. Would need to ask neighbors and submit Arch review with pictures and there is a possibility it could be allowed as was the tree house. Can they create a room inside the garage? Examples is Sandrock residence.
- Discussed Architectural Review form for Rich Fey. Email sent with signed AR from Kathy and also Merry. Decided that Kathy (acting on behalf of the HOA board) should send out hard copy with letter stating that we know email and AR were sent out. The board needs an acknowledgement within 7 days and an agreement that Rich will bring construction into compliance within thirty days.
- Before next meeting Merry suggested everyone on board read bylaws.
- HOA Meeting Location for August - August 22. On Zoom. At 6:00 PM.