



South Creek Seven Homeowners Association

P.O. Box 3421
Boulder, CO 80307

Meeting Minutes HOA Meeting Sunday, August 22, 2021 – 6:00 PM Location: Via Zoom

Attendees: Kathy Kramer, Michael McMillen, Mark Hafen, Merry Bullock, Jeremy Reynolds, Rich Fey, Susan Poersch Fey, Celia Casey

- Approval of minutes from April 11, 2021 meeting – draft posted on web. Minutes were approved.
- Landscaping report: Massimo changed several lights on Viele ditch. All common areas have been cleaned up and mulched. Median grass fixed. Trees have received second prevention for Ash disease. Hope to have four trees replanted to replace those damaged.
 - a. Dispute over parking spots in NW cul de sac. Owners of 1009 TPC put their names years ago on 2 large spaces next to their driveway. Former owner of 1011 TPC Becky Vanderslice attests that both of the parking spaces are part of the cul de sac and belong to the SC7 HOA. Need to talk with Tom Morris to determine. More info necessary. Mark to look at record.
 - b. A truck has been parked in driveway/cul de sac in front of 1011 TPC for over a year. Google maps shows a business where truck is parked in front of 1011.
 - c. Card to be sent to Massimo to thank him for good job. Kathy to get.
- Treasurer's Report: Sent out copy of balance sheet. A few deposits still to be made equaling a couple of thousand. On target with budget. Several people need to pay HOA dues. Report sent out.
- Architectural Review Process – Mark Hafen
 - a. Reference guidelines to be circulated to Home owners. Board went over the draft page by page for suggestions and corrections. Point of guidelines is not to increase the Board's power but merely to guide as to what should be done.
 - b. Board approved Mark's version.

- CU South Presentation – Update from Harlin Savage
 - a. Letter in Next Door newsletter. Very compelling about what development will mean.
 - b. What is next? City Council accepting petitions criteria. Board encouraged to read editorial on Save South Boulder in Sunday's Daily Camera. Editorial addresses CU get together with city to work out easement to allow city to move forward on flood mitigation without approval of annexation at the same time
 - c. City very aggressive about moving annexation forward. CU has hired PR firm and they have posted permanent signs telling how great development will be. Council under pressure about flood mitigation. Work has already been done, Some not good. Documents are not up to par. Rachel Friend got on council for primary purpose of getting flood mitigation done. She and Sam met with CU. They are vested too much time and effort to quit. Violated sunshine law.
 - d. Feasible to do what is in Editorial of August 22nd. Land swap has been proposed. City insists it will take too much time. However, if one looks at land reserve 26th to 28th street – past Harlequin Gardens - land was put aside for things like this. Have to do utility study to see if feasible. CU has said they will not do that. Option worth looking at before throwing it out the window.
 - e. What can board do? Since we are impacted we should have more input.
 - i. Respond to CU planners and thank them for what they have done that we proposed in meetings six months ago. Thanks for buffer zone, however let them know we still have concerns about traffic and are in favor of easement.
 - ii. Write to City council about easement option. Also write to city council about traffic consideration and need for more accurate traffic study.
 - iii. Kathy to send out editorial on easement to homeowners.
 - iv. Regents are not getting information. Write to CU president. Council needs to do public hearing before vote.
 - v. This week sessions. 14th of Sept. Public hearing which they are legally required to do. Then there will be a vote. A lot of questions still to be answered. Would referendum be necessary if Council approves annexation before November election.
 - f. Board to review what will be initiated via email.

- New Business
 - a. Update on Fey deck:
 - i. Susan sent quote from people who did James deck. Negotiated that Rich would do work. Otherwise will go with dollar guides.

- ii. Board has concerns about height of Pergola however Susan says it is not that high. Also concerns about corrugated roof. Board to decide what can be put on top of Pergola.
- iii. Concerns about privacy walls on the deck. Susan wants to petition neighborhood. Approval for a variance. Board would like a note from Susan that requests for variance and explains why it is needed.

Susan Fey proposed petitioning the neighborhood to allow privacy walls. The Board suggested that an alternative is to apply for a waiver to the deck rules. The Board requests for a variance and explanation of why it is needed.

- HOA Meeting Location for December Meeting December 12th on Zoom at 6:00 pm.