

South Creek Eight HOA
Board of Directors Meeting
Wednesday July 12, 2017
at George Reynolds Library

MINUTES

Present: Dennis Creese, Amy Beyer, Joby Spencer and Scott Cull. Helen Cartwright represented Bartlett Property Management. A quorum is present.

The meeting was called to order at 6:40 pm.

Approve Agenda:

Scott moved to approve the agenda. Joby seconded the motion and the agenda was approved unanimously.

Manager Report:

The Board approved the flashing repairs at 4745.

The grass has recovered behind 4863.

The tree has been trimmed back from the building at 4707.

Helen will inform the tenant that they must park their motor scooter on the street while it has an oil leak. The oil stains on the flagstones must be removed at the owner's expense.

The sprinkler has been repaired in front of 4815. There are two bushes at 4811 and 4815 that may need replacing if they do not recover.

The Board approved in principle installing new windows in the back wall of 4739.

Approve Minutes:

Amy moved to approve the minutes of the May 17, 2017 meeting. Joby seconded the motion, which passed unanimously.

Financial Statements:

We have \$265,933.83 in total assets at the end of June 2017 and are meeting budget projections. The expenses are normal. Five owners are delinquent by 30-60 days.

Amy moved to approve the financials. Scott seconded the motion, which passed unanimously.

Old Business:

CU South: The City has approved the new land use designation for the CU South property. On-going negotiations will prioritize flood mitigation.

Landscaping updates: This project has been completed.

Hand weeding: This has also been completed. They did a good job, but the weeds are beginning to grow back. We will ask Sun & Shade to weed whack the fire lanes and parking areas to keep the weeds low.

Water line break: Repairs to the fire lane have been completed.

Asphalt Repair: The asphalt patching is scheduled for Tuesday 18 and Wednesday 19 July. The crack sealing and seal coating will be scheduled separately. Helen will notify owners that they will not be able to use the driveways on these days.

Roof Replacement 2018: We have a bid from Van Lier Roofing to replace all building and garage roofs. The price ranges from \$197,169 to \$207,214, depending on which shingles are used. The more expensive shingles are considered more hail-resistant. Helen will find out how long the project would take and if the price would carry over if we did the project over more than one year.

Tree Care: The remainder of the tree trimming and removal was completed today.

Dog Waste: Amy has been keeping the dog waste bag dispensers stocked with bags.

New Business:

Parking Signs: Helen will arrange to meet with Shelly to review the parking space signs.

Cottonwoods by Tantra: Boulder Housing Partners have arranged for Davey Tree to remove the dead cottonwoods behind 4731 tomorrow.

ACC Application 4831: This was approved by email.

Homeowners Concerns:

Joby reported that the chimney top has blown off at 4825. He also has seen bats coming out of the building.

Next Meeting Date:

The next meetings will be on Wednesday September 20 and Wednesday November 15, 2017.

The meeting adjourned at 7:30 pm