

**Stone Creek First Owners Association**  
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Newsletter/Minutes  
April 7, 2022

The meeting was called to order at 6:30pm at #3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, and Bryan Benjamin. At large members: Dave Lathrop, Dave Mossbarger, and Karen Carroll. Guests: Cheryl and Devon Barrett and Diane Burrows.

**STANDARD BOARD BUSINESS:**

- Pat Carroll read the treasurer's report. The current checking account balance is \$31,560.80.
- A motion to approve the November minutes was made by Dave Mossbarger and seconded by Dave Lathrop. The motion passed unanimously.

**NEW BUSINESS:**

- **The next HOA Board meeting will be May 12, 2022, 6:30pm at #3752 (garage). All association members are invited to attend.**
- Information was provided regarding Sydney K Henderson, Cedar Rapids Public Education Specialist. Sydney is available to inspect smoke detectors and change batteries.
- An HOA "start up fee" was discussed. Board members will research this topic before any action is taken.
- A motion was made to accept the proposed landscaping improvement plans as presented by the owners for #3534 by Mark Heindselman and seconded by Karen Carroll. The motion passed unanimously. The owners will speak with the neighbor to get approval for lattice under the deck. The Board recommends coordinating all units in a building to replace the black plastic landscaping border with charcoal gray pavers, but will allow unit by unit replacement.
- The board is reviewing options for replacing four units' front yard trees destroyed by the derecho.
- Thank you to Marv and Marsha Evenson for cleaning up fallen tree limbs.
- Pat Carroll provided a State Farm roof installation form to board members for review.
- Reminder to park in your garage or driveway. No parking in the fire lanes.
- There was discussion about meat smokers in the association and how they affect the neighbors.

**OLD BUSINESS AND POINTS OF INTEREST:**

- Homeowners are recommended to contact their condo insurance provider prior to wind/hail season and increase their "loss assessment" coverage up from the standard \$1,000 to \$5,000 or more to cover this special assessment. Call the HOA's Pekin insurance agent, Roger Batterson at (319) 365-8611 with specific questions.
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City's grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can.
- Please make new association members feel welcome.
- **Association Dues of \$125.00 are due on the 1<sup>st</sup> of the month. Grace period is from the 2<sup>nd</sup> to the 10<sup>th</sup>. An assessment of \$10.00 will be added after the 10<sup>th</sup>. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.**

- Returned checks will include an additional \$30 fee for bank and processing charges.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- Homeowners must send a letter requesting approval for a dumpster and/or storage container (POD) to the Association Board indicating the time that the dumpster will be used or they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage in equipment could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day.
- The HOA's insurance is Pekin Insurance – The Accel Group (319) 365-8611.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: None

A motion to adjourn at 7:25pm was made by Dave Lathrop and seconded by Dave Mossbarger. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.