

Stone Creek First Owners Association
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Newsletter/Minutes
May 12, 2022

The meeting was called to order at 6:30pm at #3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Dave Lathrop, Nancy Henely, and Karen Carroll. Guest: Pat Woods.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$44,340.87.
- A motion to approve the April minutes was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be June 16, 2022, 6:30pm at #3752 (garage). All association members are invited to attend.**
- A motion was made to not act on adding a startup fee and close discussion on the issue was made by Mark Heindselman and seconded by Bev Persons. The motion passed unanimously.
- A motion was made to approve the proposed deck project for replacing deck floor boards and railing as presented by the owners for #3618 by Mark Heindselman and seconded by Pat Carroll. The motion passed unanimously with Bryan Benjamin abstaining due to a conflict of interest.
- The board is reviewing smaller, flowering tree options for replacing four units' front yard trees destroyed by the derecho.
- Pat Carroll will talk with the Association's handy man and landscaping company about options for filling in ruts and eroded areas around the neighborhood.
- Feedback of the new lawn mowing company Pro-Lawn has been generally positive. They responded promptly for a few issues that were identified after the first few mowings.
- Peril Adjusters and Cutter Construction have been on the roof of #775/3777/3779 experimenting with replacement shingles per American Family's request.
- Board members Pat Carroll, Mark Heindselman, Dave Lathrop, and Bryan Benjamin visited the streambank erosion area adjacent to #3522. The board will review the issue after the city's project of removing derecho damaged trees later this year.
- Replacement of evergreens along Dean Road was discussed as a task for this fall. The board will get updated quotes. Smaller trees will likely be easier to establish than larger ones.
- The Fairfax City-Wide Garage Sale Day is May 21, 2022. There is more traffic going by that day if owners are planning a garage sale.

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 1st of the month. Grace period is from the 2nd to the 10th. An assessment of \$10.00 will be added after the 10th. 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 of 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 7:15pm was made by Dave Lathrop and seconded by Pat Carroll. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.