

Stone Creek First Owners Association
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Newsletter/Minutes
July 14, 2022

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Karen Carroll, Nancy Henely, Dave Lathrop, Pat McDowell, and Dave Mossbarger. Guests: Tracie Schulte.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$272,906.55.
- A motion to approve the June minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be August 11, 2022, 6:30pm at #3752 (garage). All association members are invited to attend.**
- Tracie Schulte told the board about the insurance company she works for. They represent multiple insurance providers including Travelers, Nationwide, Chubb, and others. She is available to review insurance renewals or changes.
- The board discussed and is reviewing multiple issues brought up by an owner regarding the special assessment, the roofing project, hiring a property management company, and pests.
- It was noted the lawn care is looking good. There is a problem with weeds in the owners' rock areas. **Owners are responsible for maintaining their rock areas.** Board members will be reviewing the weed issue and giving notice to units that need attention.
- **On-street parking has become an issue again. Park your vehicles in your garage or driveway. Tuesday mornings are especially problematic when the refuse and recycling trucks come and they need all of the street room they can get.**
- The roofing project continues. Cutter Construction has completed four buildings and will start again on the building with units 3734-3736-3738 on July 18, 2022.
- A motion to make a second payment to Cutter Construction was made by Bev Persons and seconded by Dave Lathrop. The motion passed unanimously.
- Pat Carroll and Dave Lathrop will meet with ProLawn staff to discuss trimming boulevard bushes for \$830 (includes brush disposal). Ruts will be filled in the fall.

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 7:20pm was made by Dave Lathrop and seconded by Dave Mossbarger. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.