

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

August 11, 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, Dave Lathrop, Pat McDowell, and Dave Mossbarger (Karen). Guests: Pat Woods.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$90,206.97.
- A motion to approve the July minutes was made by Dave Mossbarger and seconded by Bev Persons. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be September 8, 2022, 6:30pm at #3752 (garage) to plan the annual meeting. The annual meeting will be September 15, 2022, 6:30pm in the driveway of #3704. All association members are invited to attend.**
- Parking tractor trailer vehicles is prohibited in the association.
- Remove solar lights from the common areas as they get in the way of mowing. Keep them to your landscaped rock areas only.
- ProLawn will spray weeds in the association's landscaped areas along the boulevard.
- Replacement trees were discussed for the four units that lost trees in the derecho. Autumn Brilliance Serviceberry trees were recommended by one owner. The berries may be an issue that needs to be researched. Tabled until the September meeting.
- Pat Woods will research a list of approved trees for the association.
- The roofing project continues. Cutter Construction will have completed 15 buildings through August 12 and will start again on the building with units 3600-3602-3604 on August 17, 2022. Payments to Cutter are on track with the overall project budget. Payments from American Family have been a bit slow and have the potential to delay project completion. Multiple owners have complimented the roofing crew, Cutter Construction, and completed work.
- Only a few special assessments haven't been paid or have a payment plan established. Thank you to all that have paid promptly.
- Repairs to the gutter on #3526 have been paid for by the owners.
- The association has asked Larry Chmelicek to complete a list of maintenance items around the association.
- An area of erosion needs to be repaired for #3565.
- Installing a dog waste bag dispenser was discussed. More research will be done.
- A motion to reimburse Pat Carroll \$245.31 for association printing and mailing supplies was made by Dave Mossbarger and seconded by Pat McDowell. The motion passed unanimously.
- Board members will be reviewing weeds in landscaped areas.
- Potential annual meeting topics include the roofing project, the new lawn care company performance, and board member nominations.

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 special assessments. 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: 3504 and 3642

A motion to adjourn at 7:15pm was made by Dave Lathrop and seconded by Dave Mossbarger. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.