

Stone Creek First Owners Association
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Newsletter/Minutes
June 8, 2023

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Nancy Henely, Mark Heindselman, and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, Pat McDowell, Pat Woods and Bev Persons. Guests: Renee Dostal, Marcia Evenson, Silvia Finn and Deb Heindselman.

STANDARD BOARD BUSINESS:

- Nancy Henely read the treasurer's report. The current checking account balance is \$69,752.75. A check going out tomorrow to pay for the recent concrete work will reduce checking to \$43,806.75.
- A motion to approve the May 11, 2023 minutes was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be July 13, 2023, 6:30pm at #3752 (garage). All association members are invited to attend.**
- The HOA Annual Meeting is planned for September 14, 2023 in the driveway of #3702. Topics to include raising monthly dues to \$150/month, replacing shutters, and installing gutter guards.
- An estimate of \$14,800 to repair concrete around manholes in our roads was received from RL Snitker. Pat Carroll is expecting a second estimate prior to the next HOA meeting.
- A motion to allow planting a magnolia tree between #3748 and #3750 per the submitted plan was made by Bev Persons and seconded by Nancy Henely. The motion passed unanimously.
- A motion to allow planting two pine trees at #3608 per the submitted plans was made by Nancy Henely and seconded by Dave Lathrop. The motion passed unanimously.
- A motion to reimburse #3546, #3744, and #3748 \$65 each for vent cleaning was made by Mark Heindselman and seconded by Bev Persons. The motion passed unanimously.
- A motion to reimburse #3548 \$124.60 for common area landscaping improvements was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.
- Installing yield or stop signs at the cul-de-sacs was discussed. They will not be added at this time.
- **Do not drive on the grass and behind the units.**
- Estimates for concrete pavement crack filling are still pending. Let Pat Carroll know if you know companies that do this as our former provider doesn't do this service anymore.
- Mark Heindselman will get at least two quotes for inspecting and flushing fire hydrants.
- A motion was made to move \$12,000 to the reserves by Mark Heindselman and seconded by Marcia Evenson. The motion passed unanimously. Another \$12,000 to be added to reserves prior to the HOA annual meeting.
- The Board commented the concrete project is complete. Delaney was easy to work with, did quality work, and was efficient.
- A motion to create a weed committee of non-Board members to inspect units for weeds in their rock areas. They will inspect at the end of each summer month and report to the Board was made by Mark Heindselman and seconded by Renee Dostal. The motion passed unanimously. Letters will be issued to owners to remove weeds or a fine will be levied. Renee Dostal recommended removing weeds and then using the product "Preen" to stop the future weed growth. Please remove weeds prior to the first inspection at the end of June to keep our neighborhood nice.
- A motion to approve the Cutter Maintenance Program pending approval of a review and renewal period was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously.

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.

- Larry Chmelicek (319) 350-1145 will do dryer vent cleaning if the roofs are clear for a fee. **It is recommended owners do this annually to reduce the chance of fire and improve dryer efficiency.**
- 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.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: #3512

A motion to adjourn at 7:35pm was made by Dave Lathrop and seconded by Renee Dostal. The motion passed unanimously. Respectfully submitted by Bryan Benjamin.