

Stone Creek First Owners Association
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Newsletter/Minutes
July 13, 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 and Dave Lathrop. Guests: Marcia Evenson, John Kiesel, and Scott Reitting.

STANDARD BOARD BUSINESS:

- Pat Carroll read the treasurer's report. The current checking account balance is \$49,888.01.
- A motion to approve the June 2023 minutes was made by Karen Carroll and seconded by Dave Lathrop. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be August 17, 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 #3704. Topics to include raising monthly dues to \$150/month, replacing shutters, installing gutter guards, and highlighting recent completed projects.
- A motion to accept the estimate of \$2,150 to fill cracks in our roads from Tikor Black was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously.
- A motion to reimburse Bryan Benjamin \$16.04 for HOA return address labels was made by Karen Carroll and seconded by Dave Lathrop. The motion passed unanimously.
- A motion to reimburse Jeremy Thorsgaard \$335.76 for two years of the HOA's website renewal was made by Dave Lathrop and seconded by Nancy Henely. The motion passed unanimously.
- A motion to reimburse #3612 \$129.95 for emergency vent cleaning in early January was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously.
- Thank you to all owners as everyone is current on their HOA dues!
- Thank you to the owners that have been planting flowers and beautifying the neighborhood!
- Please clean out the ends of your downspout outlets if they are driven over at the end of your driveway. Also, fill in holes and ruts caused by vehicles driving over the curb.
- John Kiesel provided an update on the 2nd Association. He also provided information for a company that does shutter replacements. Their current dues are \$155/month.
- A motion to approve plans for adding a lower front step and white handrail at #3502 was made by Mark Heindselman and seconded by Bryan Benjamin. The motion passed unanimously (via email).

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 7:10pm was made by Dave Lathrop and seconded by Nancy Henely. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.