

## **Stone Creek First Owners Association**

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Newsletter/Minutes

August 17, 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, Pat McDowell, Bev Persons, and Pat Woods. Guests: Simon and Carol Brooks, Cedric and Pat Brownfield, Sam David, and Deb Heindselman.

### **STANDARD BOARD BUSINESS:**

- Pat Carroll read the treasurer's report. The current checking account balance is \$37,136.17. When the check sent to Delany Concrete clears, checking will be at \$17,763.17. A deposit of \$12,000 was made to the HOA's reserve.
- A motion to approve the July 2023 minutes was made by Bev Persons and seconded by Deb Heindselman. The motion passed unanimously.

### **NEW BUSINESS:**

- **The next HOA Board meeting will be the annual meeting September 14, 2023, 6:30pm at #3704 (driveway). All association members are invited to attend.**
- Topics at the annual meeting to include raising monthly dues to \$150/month, the 2024 budget, replacing shutters, installing gutter guards, and highlighting recent completed projects.
- Mark Heindselman is working on hiring a company to flush our fire hydrants.
- A discussion was held regarding water/quack grass taking over the lawns. Pat Carroll will reach out to ProLawn to discuss options. Let Pat know if there are bare lawn areas that need reseeding.
- ProLawn will be hired this fall to trim bushes in the common planter areas. They will also provide an estimate for removing volunteer trees at the end of the cul-de-sacs and removing the dead tree at #3600.
- Signs will be made for the common planter areas reminding pet owners to pick up pet waste.
- #3544 made a request to have concrete raised after the water service was repaired. Pat Carroll will contact Concrete Polyfix for an estimate.
- Two panels of sunken sidewalk across from #3777 will also be reviewed for repair or replacement.
- #3600 requested to replace the broken storm door. White is the only allowed color for storm doors. Installation and cost is the owner's responsibility.
- Snow removal reminder: the HOA's contract with Cutter Construction for snow removal states they will plow roads after at least 1" snowfalls and driveways after at least 2" snowfalls.
- There is a one-day delay in garbage pickup after Labor Day, September 4.

### **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 1<sup>st</sup> of the month. Grace period is from the 2<sup>nd</sup> to the 10<sup>th</sup>. An assessment of \$10.00 will be added after the 10<sup>th</sup>. 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 7:20pm was made by Sam David and seconded by Nancy Henely. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.