

Stone Creek First Owners Association

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Newsletter/Minutes

October 19, 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, Marcia Evenson, Dave Lathrop, Dave Mossbarger, and Pat Woods. Guests: Roger Batterson, Sam David, Carl Halford, Collin and Nicole Knoll, Mark McDermott, Shirley Readnour, Salah Al-Suleiman and his contractor.

STANDARD BOARD BUSINESS:

- Pat Carroll read the treasurer's report. The current checking account balance is \$21,915.46.
- A motion to approve the August 2023 minutes was made by Dave Mossbarger and seconded by Marcia Evenson. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be November 9, 2023, 6:30pm at #3752. All association members are invited to attend.**
- A discussion was held with Roger Batterson regarding the HOA's insurance. Pekin had previously indicated a premium increase from \$25,000 to \$35,000/year. Pekin just sent notice they are pulling out of the HOA business in Iowa and won't be renewing the HOA's policy on December 1, 2023. Roger is seeking quotes from other companies. Premiums may increase significantly to be in the \$40,000-\$80,000/year range. The 2024 budget estimated insurance premiums at \$30,000.
- A motion to declare Roger Batterson as agent of record was made by Mark Heindselman and seconded by Dave Mossbarger. The motion passed unanimously.
- A motion to accept Cutter Construction's 2023-24 snow removal contract with no increase in rates was made by Dave Mossbarger and seconded by Mark Heindselman. The motion passed unanimously.
- A motion to accept Pro Lawn's 2024 lawn care contract with a 10% increase in rates was made by Dave Mossbarger and seconded by Mark Heindselman. The motion passed unanimously.
- A discussion was held regarding a building addition at #3514. The topic was tabled to allow time for the contractor to provide construction plans and discussions with the neighbors.
- A motion to approve deck reconstruction at #3632 and #3634 was made by Dave Mossbarger and seconded by Nancy Henely. The motion passed unanimously.
- A motion to reimburse #3704 and #3706 for dryer vent cleaning was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously.
- A motion to increase the late dues fee from \$10 to \$25 was made by Mark Heindselman and seconded by Dave Mossbarger. The motion passed unanimously.
- A vote to increase monthly dues is tabled until the insurance premiums are determined.
- Do not use the woods to dump garbage.
- Please remove hoses and drain hose spigots for the upcoming freezing weather.
- The HOA may pay for dryer vent cleaning once every three years. To be discussed at the next budgeting session. Pat Carroll is coordinating this year's dryer vent cleaning with Larry.
- 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.

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 7:50pm was made by Dave Mossbarger and seconded by Dave Lathrop. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.