

Stone Creek First Owners Association
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Newsletter/Minutes
April 11, 2024

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Nancy Henely, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Dave Lathrop, and Bev Persons. Guests: ImOn representatives Ryan and Bob, John Kiesel (2nd Association), Mark McDermott, Peggy Quandt, Shirley Readnour, and Jodi and Brock Wacha.

STANDARD BOARD BUSINESS:

- Nancy Henely read the treasurer's report. The current checking account balance is \$44,734.88.
- A motion to approve the November 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 May 9, 2024, 6:30pm at #3752 (garage). All association members are invited to attend.**
- A discussion was held with Ryan and Bob of ImOn regarding access rights to provide telecommunications service to the association. The history and services provided by ImOn were discussed. ImOn would be another option along with Mediacom, South Slope, and CenturyLink/Lumen. The Board will vote on allowing access to construct a neighborhood fiber network when all four officers are available. Bryan Benjamin will abstain from the vote due to an existing employer link to ImOn.
- A motion to reimburse Pat Carroll \$80.24 for printing materials was made by Marcia Evenson and seconded by Dave Lathrop. The motion passed unanimously.
- Reminder, yard/grass repair due to pet damage is the owner's responsibility to repair.
- There are several planned deck projects this summer in our association. Reminder to get permission from the Board prior to starting outdoor construction projects. The Board appreciates notice of projects and can determine if approval is required.
- Shutter replacements have been tabled.
- A motion to approve a quote for lawn aeration, fertilization, and overseeding in the front and sides of the units for \$2,650 by Pro Lawn was made by Dave Lathrop and seconded by Nancy Henley. The motion passed unanimously.
- Unit 3626 has a crack in the sidewalk that will be repaired.
- A motion to pay \$395 for a handrail at the separate step near the front of the garage at unit #3728 was made by Bryan Benjamin and seconded by Bev Persons. The motion passed unanimously. The owner will be responsible for a second handrail at the unit's front door step.
- The Fairfax City-Wide Garage Sale is scheduled for May 18. With increased garage sale traffic, this has typically been a good time to have garage sales in the association.
- FYI – The second association is currently paying \$160/month for dues.
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.
- * ***Copy of 2023 Year End Financial Statement is Attached***

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 \$25,000 or \$50,000 to cover special assessments. Call the HOA's 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. Everyone in the neighborhood should assist in keeping it clean and neat every day.
- Please make new association members feel welcome.
- **Association Dues of \$150.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of \$25.00 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.
- 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 Nancy Henely and seconded by Dave Lathrop. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.