

Stone Creek First Owners Association
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Newsletter/Minutes
May 9, 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, Mark Heindselman (phone), and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, Bev Persons, and Pat Woods. Guests: Sam David, Dustin Ditzman, and Shirley Readnour.

STANDARD BOARD BUSINESS:

- Nancy Henely read the treasurer's report. The current checking account balance is \$40,712.55.
- A motion to approve the April 2024 minutes was made by Karen Carroll and seconded by Bev Persons. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be June 13, 2024, 6:30pm at #3752 (garage). All association members are invited to attend.**
- Dustin Ditzman presented a quote to replace the shutters on the Association's townhouses (ranch units do not have shutters). He will remove and dispose of the old shutters and install the new vinyl shutters. There will be a one-year warranty if the shutters blow off. He estimates two or so days to complete the work. If approved, work likely to occur in June.
- A motion to accept the \$4,500 quote by Dustin Ditzman and choose maroon-colored shutters for each townhouse in the association was made by Mark Heindselman and seconded by Pat Woods. The motion passed unanimously.
- Pat Carroll will reach out to Larry Chmelicek regarding the inclined stairs at #3767.
- IMON has started installing its fiber network in the Association. An unmarked natural gas line was hit and repaired. They are removing the utility locate flags as they proceed. Owners must not remove the flags prior to construction completion.
- All owners of a building are expected to contribute if the sump pump is replaced. Talk with your neighbors.
- Thank you to Shirley Readnour for delivering the monthly newsletter for around 20 years!
- Reminder, yard/grass repair due to pet damage is the owner's responsibility to repair.
- 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.
- A motion to transfer \$12,000 to the reserve was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously.
- Taxes for 2023 were completed and the Association did not owe federal or state taxes.
- The association will talk with Dustin Ditzman to remove a large tree branch behind #3565.
- The black border remaining after a tree was removed will be removed from #3702.
- The Board will begin soliciting quotes for HOA insurance in July for 2025.
- There is a waiting list of people interested in ranch homes in our neighborhood. Contact Pat Carroll for more information.
- Front door painting will be discussed at the annual meeting.
- There are still ruts in the yards from the derecho repairs. The Board will review.
- 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.

- Get out and meet our new neighbors. Report any outdoor issues with the buildings.

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 Dave Lathrop and seconded by Nancy Henely. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.