

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

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Nancy Henely, and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, Pat McDowell, Bev Persons, and Pat Woods. Guests: Sam David, Bob and Renee Dostal, and Deb Heindselman.

STANDARD BOARD BUSINESS:

- Nancy Henely read the treasurer's report. The current checking account balance is \$40,890.78.
- A motion to approve the June 2024 minutes was made by Bev Persons and seconded by Dave Lathrop. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be August 15, 2024, 6:30pm at #3752 (garage). All association members are invited to attend.**
- The landscape border paver project is nearly complete. Landscaper Braxton Edwards will be back to place topsoil on the outside of the pavers. Owners will need to add or rake stones into the gap on the landscaping side. Thank you all for patience and coordination. There are some extra pavers remaining.
- A motion to reimburse Pat Carroll \$164.76 in HOA supplies at Staples was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.
- Tracy Serbousek at #3714 has access to free trees this fall. Contact Tracy for more information.
- Replanting trees near Dean Road was tabled for future discussion.
- Ted Vigil at #3502 left the Board with information regarding pop up drains when outlets are plugged near the end of the driveways.
- It was noted some of the trees on Dean Road and at #3502 need branches/volunteers trimmed in the fall. The tree at #3502 could also use more mulch.
- A issue to be discussed at the annual meeting will be revising the insurance requirement language in the bylaws to reflect insurance plans currently available to the association.
- Please check your landscaped areas for weeds during the summer months. Yard/grass repair due to pet damage is also 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.
- The Board will begin soliciting quotes for HOA insurance 2025.
- There is a waiting list of people interested in ranch homes in our neighborhood. Contact Pat Carroll for more information.
- 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 6:55pm was made by Dave Lathrop and seconded by Pat McDowell. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.