

Stone Creek First Owners Association
www.stonecreek1st.com / stonecreek1st@stonecreek1st.com
Newsletter/Minutes
September 19, 2024 – Annual Meeting

The meeting was called to order at 6:30pm in the driveway at #3704. Board members in attendance were officers: Pat Carroll, Nancy Henely, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Dave Lathrop, and Pat McDowell.

The next board meeting will be October 3, 2024, 6:30pm in the garage of #3752 to assign roles to nominated board members. All association members are invited to attend.

A roll call of units represented was taken. A motion was made to forgo reading of the 2023 minutes and approve the minutes by Derrek Travis and seconded by Robert Hull. The motion passed unanimously.

Pat Carroll gave the treasurer's report:

- The checking account balance is \$25,434.13
- The reserves as of August 31, 2024, are \$208,331.94
- All members are current on dues. Thank you very much!

Pat Carroll listed the HOA accomplishments in the past year:

Replaced shutters on the townhouses, improved grass mowing and lawn care services, improved lawns with fewer barren spots, added dirt and seed adjacent to sidewalks, driveways, and new landscaping borders, added \$24,000 to the reserves, improved interest rates on most Certificates of Deposit to 4% or higher, and fixed broken sidewalk concrete throughout the association for a cost of \$3,450.

The 2024/2025 proposed budget was presented by Pat Carroll: \$1,800 x 81 units = \$145,800 income

Insurance	\$60,000
Snow Removal	\$25,000
Lawn Care	\$25,000
Reserve	\$24,000
Remove Growth on 151	\$10,000
Misc. Expense	\$1,800
Total:	\$145,800

Two quotes for December 1, 2024 through November 30, 2025 insurance policies have been received. One is about \$53,000 and the other is \$109,000. The board is still waiting for at least one more quote.

If there are lower than anticipated expenses, additional income will be transferred to the reserves.

There was discussion about removing volunteer trees near the creek and Highway 151. It was suggested to remove the growth closest to the homes and leave the rest to help reduce highway noise and project cost. Pat Carroll will discuss with ProLawn.

Bryan Benjamin discussed a revision to the bylaws. This will need at least 67% (55 units) approval. The insurance requirements in the bylaws from 20 years ago are too restrictive in the current insurance market. It is proposed to remove a sentence from Article XVI, Section 2 on page 21, "Deductibles may not exceed the lower of \$10,000 or 1% of the applicable amount of coverage." After Pekin left the Iowa insurance market, the lowest deductible available for wind/hail claims is now 5% of the building's value. A letter will be sent to each unit and ballots can be returned to the birdhouse at #3752. The board needs your participation to make the changes.

Talk with your neighbors about loud pets or other nuisances prior to coming to the board.

If you want your smoke alarms checked, contact Sydney K. Wright, Public Education Specialist at (319) 286-5218. There is no charge, but contributions are appreciated. They will change batteries or the full smoke alarm unit as needed.

Board meeting days were discussed. Thursdays continue to be the best option for most of the board members.

Ad Hoc members to review the association's reserve certificates will be Pat Brownfield, Michael O'Connor, and Derrek Travis.

Motions to nominate Bryan Benjamin by Derrek Travis and Pat Thompson, Rene Dostal by Nancy Henely and Derrek Travis, and John Quandt by Karen Carroll and Sam David were approved unanimously. Thank you to Nancy Henely and Mark Heindselman for your service!

Reminders: Please park vehicles in your garage or driveway to limit street parking. Pick up after your pets.

A motion to accept donations of trees with planting and watering was made by Karen Carroll and seconded by Bryan Benjamin. The motion passed unanimously. The trees will become the association's property and will need volunteers to keep them maintained.

Round Robin Discussion Items

- It was recommended that the lights on the front of each unit be replaced.
- Mulch and landscaping fabric around two trees near #3767 will be removed and the areas seeded.
- The large cotton tree at the end of #3500 will likely need removal in the next few years due to its leaning and streambank erosion issues.
- Wasp nests will be removed by Larry Chmelicek if owners notify a board member.

A motion to adjourn at 7:15pm was made by Dave Lathrop and seconded by Sam David. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.