

StoneCreek First Homeowner's Association
Annual Meeting Notes, February 13th, 2007

Dear Homeowner's,

The 2nd Annual StoneCreek First Homeowner's Association meeting was held on February 13th at the downtown Cedar Rapids Public Library auditorium. Please keep in mind there are 2 meetings per year, each occurring approximately 6 months apart.

The following items of business were discussed and acted upon. Please take note of these topics and if you have any questions regarding them contact one of the Board members for further details.

Gutter Cleaning

For those buildings that are prone to getting leaves and tree debris in their gutters the Association will be having the gutters cleaned two or three times per year. The cost is minimal and regular cleaning is a sure way to keep any water damage from occurring. Most of the buildings are far from any large trees and thus will not need this regular attention at least in the foreseeable future.

Lawn Care

Bids are being accepted currently for the upcoming Spring/Summer/Fall lawn care. The Association will not be using the same lawn care service that we used last summer. We will have the wood chips replenished in the landscaped areas. Also, there are some small trees and shrubs that Abode Construction planted last summer that died. Abode has informed us that they will replace those plants. There is also one of the larger Evergreen trees by the entrance to the sub-division that has died. The Association is responsible for replacing that tree and this will be done this spring as well.

Drainage

Addressing better drainage between the first and second cul-de-sac was discussed last year with Abode Construction. The Association has asked that Abode create the same rock drainage bed just like the one between the 2nd and 3rd cul-de-sac to cut down on erosion. Further discussions with Abode will take place this year regarding that. Also keep in mind that all of the drainage that borders Highway 151 will be changing as they widen the highway this summer. Once all the changes are made in those areas we will have a better idea of what we have to work with. Please be patient as some of these projects require the cooperation and planning of many people in order to come to fruition.

regulations and be sure to read your copy of the Association and By-Laws for further details regarding this.

We have included in this letter a small post card with the name and phone number of each Board Member. Please keep this in a safe place for easy access in the event you need to contact one of us.

****But also remember, it is up to each homeowner to address any concerns or problems they may have with another homeowner with that homeowner first. Everyone must take personal responsibility for building and maintaining healthy relationships with their neighbors. The Association need only get involved as a last resort; please do not call a Board Member to make "first contact" with a neighbor that is living next door to you when you have an issue that comes up with them. Try to resolve that issue between yourselves. If that does not work then the Association is eager to step in and put the matter to rest and we will do so.**

Each month the Board meets for a quick meeting to discuss any business. If there is a topic you need addressed before either of the two Association Meetings please let one of us know so that we can bring it up during one of the monthly meetings.

The next Homeowner's Association Meeting will be held sometime around August, please try to attend these meetings if at all possible. A reminder notice will be mailed out regarding that upcoming meeting.

If you have any questions or need further clarification regarding any of this please let one of us know, we are happy to help where we can.

Regards and Happy Spring!

**The Board of Directors
Stonecreek First Homeowner's Association**

STONECREEK 1ST OWNER'S ASSOCIATION
Board Meeting, June 5, 2007

The meeting was called to order by President Eileen Lathrop. Board members Troy McBride and Pat Carroll and Sec./Treas. Marge Cogil were present.

Treasurer's Report was reviewed and it was decided that Troy and Pat would purchase a new CD in the amount of \$10,000.00. This would bring the total of the Association's CD's to \$30,000.00. Also it was decided to ask bank for free internet access to our bank statements.

Several complaints were brought to the board and discussed. It was decided to contact Eastern Iowa to perform maintenance on plugged gutters. Also Troy will ask Elite Lawn Service if they will keep weeds cut. If not, Eileen will contact Earl May and/or Fairfax Nursery to see if they would do it.

Troy will investigate getting the big trees cut on the hill behind him. The Board said that the association would not be responsible for any newly cleared areas.

Troy will prepare a letter to be sent to the association members.

Next meeting will be held on July 18, 2007 at 6:30 ^{AT}~~and~~ Cogils.

Meeting was adjourned.

Respectfully submitted,
Marge Cogil, Secretary/Treasurer

STONECREEK 1ST OWNER'S ASSOCIATION
Board Meeting, September, 2007

President Eileen Lathrop called the meeting to order. Board members Pat Carroll and Norm Cogil, Sec./Treas. Marge Cogil and visitors Karen Carroll and Dave Lathrop attended.

It was reported that the neighborhood party at Diane Aldrich's home was attended by about 15 people. Everyone had a good time. Thank you, Diane, for being a great hostess.

Norm called Zack Witter to come mow at the end of the 3600 block. Zack said that he could do it in October. Norm also reported that Dan with Priority One will submit a bid for snow removal.

John Tiedmann contacted a board member to ask if the association would remove a dead tree on the property. He was told that it would be on the agenda for next year. Also Norm will contact someone about the dead trees in our landscaped areas as well as a dead tree along Dean Road.

The meeting was adjourned with the next meeting being planned for October 9 at 6:00 pm

Respectfully submitted,
Marge Cogil, Secretary/Treasurer

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STONECREEK 1st OWNER'S ASSOCIATION
Board Meeting, October 9, 2007

President Eileen Lathrop called the meeting to order with the following present: Board members Pat Carroll and Norm Cogil, Sec./Treas. Marge Cogil.

Eileen stated that a budget will be set up for the coming year.

The following topics were discussed:

- **Gutters will be cleaned upon request.**
- **Earl May's bid on tree plantings replacing the dead trees was discussed. Board does not want any crab apple trees. Norm will talk to them. It would be o.k. with Board to plant this fall.**
- **A review of misused and abused rules should be written by Board and sent to each condo owner.**
- **Eileen and Pat will visit with people who are using a flag for a curtain.**

The meeting was adjourned with a meeting to be scheduled at a later date as needed.

**Respectfully submitted,
Marge Cogil, Secretary/Treasurer**

STONECREEK 1st OWNER'S ASSOCIATION
Board Meeting , December 4, 2007

President Eileen Lathrop called with meeting to order. Board members Pat Carroll and Norm Cogil, Sec/Treas Marge Cogil and guests John Keisel and Karen Carroll were present.

Discussions were held on the following:

- Lawyer was visited to question whether anything needed to be done about legal matters concerning the pending bankruptcy notification of one of the condo owners in the association. No legal action is necessary.
- Eileen will draft budget to be presented at the association annual meeting. A reminder will be sent to all association members of the upcoming annual meeting.
- Also people need to be reminded that all pet owners are responsible for cleaning up after their pets.
- Towing signs for abandon vehicles should be installed with the cost being shared with Association 2.
- It was suggested that a member be added to the board making four members.
- Members should be warned not to use salt for ice because of the danger of killing the lawn.

Association 2 President, John Keisel introduced himself and said that their association had their first meeting in November.

The vehicle towing sign was discussed and he said that he would take it to his board and report back to us with their decision. The cost for each sign should be approximately \$95.00

Discussions were held about concerns of radon, mowing, snow removal, etc. No actions were taken at the present time.

Date of January 31, 2008 was set for the Association 1 annual meeting with alternate dates of Feb. 5, 6 or 7.

Pat and Norm will contact some of the association members who are delinquent in paying monthly association dues.

Respectfully submitted,
Marge Cogil, Secretary/Treasurer