

STONECREEK 1ST OWNER'S ASSOCIATION
Board Meeting, January 23, 2008

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

- Eileen purchased two "Vehicles will be towed...." Signs to be put up in our association soon.
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- A priority list for snow removal for those needing to get out for employment, etc. will be set up so that Priority One will be able to know who needs their snow removed first.
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- Eileen wrote a letter of collection to be sent to some of the members who had incurred past due balances on their association dues.
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- Reminder postcards about the annual meeting to be held on February 5, 2008 will be sent to all association members.

The meeting was adjourned. A date for the next Board Meeting will be set after the annual meeting.

Respectfully submitted,
Marge Cogil, Secretary/Treasurer

**STONECREEK 1ST OWNER'S ASSOCIATION
ASSOCIATION ANNUAL MEETING, February 5, 2008**

President Eileen Lathrop called the meeting to order with the following present: Board Members Norm Cogil and Pat Carroll and Secretary/Treasurer Marge Cogil and representatives of 17 units.

Minutes were read and approved. Treasurer's Report was read and approved.

Old business: None

New Business: Elections to replace Norm Cogil who had been filling in the vacancy left by Troy McBride's resignation. Dianne Aldrich was elected to a three year term to replace Norm. Karen Peterson was also elected to a three year term as an alternate fourth board member.

Discussions were held on the following:

- Checking gutters – no decisions made.
- Grasshoppers eating holes in screens – replacements or repairs to be done by owner.
- Dogs - owner is responsible for clean-up with neglect possibly fined after 2nd offense.
- People having landscaped areas or trees on their condo lots are asked to water the plants.
- Owner's are responsible for removal of any weeds or grass in the rocked area around condo.
- Dead trees will be removed and new trees planted as season permits.
- Karen Peterson was thanked for putting up the pretty holiday decorations at the entrance off Dean Road.
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Snow removal was discussed as many people were not happy with the way it was done. We were reminded that this was a very unusual winter and our contractors did the best they could to keep the snow removed from our driveways and streets. Dave Lathrop and any other owner who helped clear the ice from around mail boxes were thanked.

"Tenant Parking Only. Towing at own expense." Signs will be posted off Dean Road and between 1st and 2nd Associations. The 2nd Association said that they would not be participating in the posting at this time.

Meeting was adjourned.

Respectfully submitted,
Marge Cogil, Secretary

STONECREEK 1ST OWNER'S ASSOCIATION
Board Meeting, February 12, 2008

The meeting was called to order by President Eileen Lathrop with Board Members Pat Carroll, Diane Aldrich and Karen Peterson and Secretary/Treasurer Marge Cogil and guests Norm Cogil and Karen Carroll present.

Board Members for this year will serve as:

President - Eileen Lathrop
Vice President – Karen Peterson
At Large – Pat Carroll
Secretary/Treasurer – Diane Aldrich

Lawn maintenance contract for 2008 was approved on a motion by Diane and seconded by Pat.

Tax forms were reviewed and President Eileen signed checks for 2007 Federal and State tax.

Problems with owners with dogs was discussed and it was decided to send a copy of the rules to each offending owner.

Karen will inquire about cost of installing outdoor street lights on each street. She will report back at the next meeting.

Norm will get the Change of Board Members form from the bank for the new board members. Eileen will change the names on the insurance to the new board members.

A date for the next Board meeting will be made at a later date. The meeting was adjourned.

Respectfully submitted,
Marge Cogil; Secretaru

STONECREEK 1ST OWNER'S ASSOCIATION
Board Meeting, March 23, 2008

The meeting was called to order by President Eileen Lathrop with the following persons present: Board Members Pat Carroll, Karen Peterson and Diane Aldrich; Sec./Treas. Marge Cogil and John Hughes.

Eileen said that she sent a registered letter to one of the owner's in response to neighbor's complaints that these owners were not cleaning up after their dog and also the dog was digging holes at the foundation of their condos. Pictures of the evidence were included with the letter. The owner responded by cleaning up the lawns and filling in the holes.

The Board approved John Hughes and Diane Aldrich to replace Marge Cogil, who is moving. Marge will meet with Diane and John to review duties and turn over the books.

Karen reported on the streetlights. She contacted the City and was told that each light pole would cost \$450.00 and the electricity would cost \$5.00 monthly. Karen will present a follow-up report at the next meeting with additional information.

The Board approved a bid from Boesenberg Tree Service to cut down and remove dead trees. Pat will contact them.

Raising the monthly Association dues to \$75.00 will be discussed at the next meeting.

Steps and deck extension for 3563 Stoneview Circle was discussed and approved by the Board. Eileen will write a letter of approval to the owners.

Meeting was adjourned.

Respectfully submitted,
Marge Cogil, Secretary/Treasurer

STONECREEK 1st OWNERS ASSOCIATION
BOARD MEETING, May 19th, 2008

President Eileen Lathrop called the meeting to order with the following present: Karen Petersen, Pat Carroll and Diane Aldrich and guests Ron and Judy Thenhaus

A letter was sent to the Wacha's about the septic issue.

Diane will send out letters to several members so we have their emergency information available.

Diane and Karen put the recently purchased CD in the safe deposit box.

Diane was asked to draft a letter to be mailed out to the association members about the street light. This letter is in Rev B.

Diane to pay lawn bill.

May 20, 2008

Hello Association Members,

At last it's here; we made it through the winter. For a while, it seemed that we would have ice until June. A few new board members were elected at the January association meeting. Enclosed is an updated listing of the board members and their contact numbers. Please keep the card for your reference.

A lot of our members have found the birdhouse at the Cogil's to be an advantage when paying their monthly dues. Unfortunately, the Cogil's will be moving out of the association. However, starting June 1st the birdhouse will be relocated to John Hughes' home at 3655. John lives on the main drive as you enter the complex. Since postage just went up another cent, you can save yourself 42 cents and get some fresh air and exercise as well.

The Board would like to take this opportunity to address the topic of adding streetlights in the 1st Addition, as this concern continues to be brought up at our association meetings. Because of the high interest, Karen Peterson took the task of getting estimates and had an REC engineer walk around with her and Pat Carroll for the placement of four lights so everyone would benefit. The lights will look like the one on the corner of Dean Rd and Stoneview Circle. REC's estimate of \$5193.70 is for the poles, lights and installation. Based on this estimate, if the project receives a 75% affirmative vote, each of our 81 unit owners will be assessed a one-time fee of \$65.00, whether their vote is yes or no. The association will pay for the monthly operating fee of roughly \$5.00 per month for each light. Enclosed you will find a sketch showing the placement of the four lights. Please review the sketch, and then vote yes or no via the enclosed ballot. Return the ballot to Stone Creek 1st Owners Association, Inc. 3579 Stoneview Circle SW, or use the birdhouse, no later than July 1st. Results of the vote will be communicated after the deadline and if passed, a timeframe of when the work will start will be included.

General Reminders:

- *It is the unit owner's responsibility to repair any damage from insects to screen or storm doors.
- *It is the dog owner's responsibility to pick up after their animals. Failure to do this may result in a \$50 fine, as voted on at the January meeting.
- *No animals are to be tied up outside at any time.
- *It is the unit owner's responsibility to pull weeds in the rock area around your condo. To keep the association common grounds looking its best, any cleanup of your immediate area is never too little and is greatly appreciated by everyone.

Thank you,

Your 2008 Board Members

07-12-08

STONECREEK 1st OWNERS ASSOCIATION
BOARD MEETING, July 1

President Eileen Lathrop called the meeting to order with the following present: Karen Peterson, Pat Carroll, John Hughes and Diane Aldrich.

Ballots were counted and a motion was made by Eileen to call all those who haven't returned the ballots to see if they want to vote.

We had a guy come out and clean several down spouts and look at some roofs to make sure there was not damage done after the high winds that went through the other night.

We discussed the possibility of us having a get-together some Friday not starting with question and answers or concerns then finishing off the night as a social event.

Next meeting Aug. 5th at Johns house.

Stone Creek 1st Homeowners Association
Association Meeting, August 5, 2008

The meeting was called to order by Pat Carroll.

Those present: Pat Carroll and Karen, Karen Peterson, Diane Aldrich and John Hughes.

Eileen Lathrop sent us all an email stating her resignation. This email was her official notice she
Karen made a motion to accept this resignation and Pat Carroll second.

Dale Birch had water damage caused by an ice dam. The roof has been repaired but it is unclear
of his condo. Pat to check into this further.

We decided to meet monthly the first Tuesday of each month.

Diane is to give Pat Carroll a call with the new Milhiser Smith Rep.

Pat made a motion to pay Abode \$1000 for street crack finishing done earlier this year. Karen s
Karen Carroll suggests we stick a note in with the bill stating we need to know before hand if the
are going to need payment rather than surprise us with a bill.

Pat mentioned lose siding and some work that needs to be done by Ron. He will get in touch with

Pat made motion to pay Diane for expenses for misc. office supplies and Karen second

Karen made a motion to pay Pat for fliers handed out and Diane second.

A new Board of Directors card needs to be made up but no one volunteered for the task.

John Hughes made a motion and Karen second to make Pat acting President until further notice

We discussed the possibility of merging lawn mowing and snow removal with the 2nd Association

John, Karen C, Karen Peterson, Diane and Pat all agreed 75% of those who voted for the lights
However, it is still unclear to us as to how to proceed. Pat is to check with John from the other /
how they voted.

John volunteered to do up a letter each month informing Association Members of any business
Please help John put this together with any suggestions.

A lady at 3608 is a member of the Arbor Day Foundation and has trees for purchase if any mem

Interim meeting on 8/12 at 5:00 so Pat can advise us on what he found out from John (2nd Ho)
about the street light project.

3447 would like to put up handrails outside on her steps as she needs help getting up and down.
submit a drawing for this work. Pat to contact her.

Karen made a motion to adjourn, Pat second.