

Stone Creek First Owners Association
www.stonecreek1st.com
stonecreek1st@stonecreek1st.com
Newsletter/Minutes
January 8, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are to be paid by the 10th of each month or a \$10.00 late charge will be assessed.
- The next Association Meeting will be Thursday, February 19 at 7:00pm at Unit #3752.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish is the responsibility of the homeowner whether it was there prior to one moving in.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts. Please help to pick up the area. This includes in front, alongside and behind the units.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

January 8, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Bev Persons, John Hughes, Darcy Ehrmann, at large members Dave Mossbarger and Karen Carroll.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$15,901.40.

OLD BUSINESS:

NEW BUSINESS:

A motion to approve the December meeting minutes was made by John Hughes and seconded by Bev Persons. The motion passed unanimously.

Have your furnace checked. Change the filter if needed. Help prevent a fire in your home. Also have your clothes dryer vent cleaned.

*DRIFTED SNOW IS "NOT" PART OF THE ASSOCIATIONS SNOW REMOVAL.

IF YOU HAVE A VEHICLE PARKED IN THE DRIVEWAY, SNOW REMOVAL WILL NOT HAPPEN!!!!

Snow Removal: IF YOU WANT SAND ON YOUR DRIVEWAY, LEAVE YOUR EXTERIOR GARAGE LIGHT ON. If not, simply turn it off.

Zach has left Clean Cut and his replacement is: Kelsey Worchester.

Review your insurance coverage with your agent. "Ice Dams" are NOT covered by the association's insurance.

Please fill out Information Sheets and return inside the storm door of unit 3752.

Units For Sale: #3514(Town House) #3644(Ranch)

NOTE: The "2014" Financial Statement is attached to this Newsletter.

A motion to adjourn was made by Bev Persons and seconded by John Hughes.

Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association

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Newsletter/Minutes

February 19, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are to be paid by the 10th of each month or a \$10.00 late charge will be assessed.
- The next Association Meeting will be Thursday, April 16 at 7:00pm at Unit #3752.
- Daylight Savings Time starts March 8, 2015.
- Fairfax City Garage Sales are May 16, 2015.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish is the responsibility of the homeowner whether it was there prior to one moving in.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts. Please help to pick up the area. This includes in front, alongside and behind the units.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

February 23, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Bev Persons, John Hughes, Darcy Ehrmann, at large members Dave Mossbarger, Pat Mc Dowell and Karen Carroll.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$15,785.64.

OLD BUSINESS:

NEW BUSINESS:

A motion to approve the January meeting minutes was made by John Hughes and seconded by Dave Mossbarger. The motion passed unanimously.

A motion was made by Darcy Ehrmann and seconded by Bev Persons to approve payment for October Newsletter and paper (\$19.89), December Newsletter and Information Sheets (\$46.22), January Newsletter and Annual Financial Statement (\$46.22) and November US BANK to process check for a total of \$119.33. The motion passed unanimously.

Issues that a Homeowner must obtain approval from the board as follows but not limited to:

- Satellite Dish
- Storm Doors
- Railing and Front Steps
- Anything installed in the patio area
- Approval to plant trees

DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.

If a Unit Owner has an issue with snow removal, please email the Association Board at stonecreek1st@stonecreek1st.com

Review your insurance coverage with your agent. "Ice Dams" are NOT covered by the association's insurance.

Thank you to all Association Members that pay their dues on time!

*DRIFTED SNOW IS NOT PART OF THE ASSOCIATION'S SNOW REMOVAL.

IF YOU HAVE A VEHICLE PARKED IN THE DRIVEWAY, SNOW REMOVAL WILL NOT HAPPEN!!!!

Snow Removal: IF YOU WANT SAND ON YOUR DRIVEWAY, LEAVE YOUR EXTERIOR GARAGE LIGHT ON. If not, simply turn it off.

John Hughes #3655 has a Yardy Cart. Please contact him if you would like to use it.

Please fill out Information Sheets and return inside the storm door of unit 3752.

Units for Sale: #3514, #3644

A motion to adjourn was made by Bev Persons and seconded by Dave Mossbarger. Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association
www.stonecreek1st.com
stonecreek1st@stonecreek1st.com
Newsletter/Minutes
April 16, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are to be paid by the 10th of each month or a \$10.00 late charge will be assessed. Please NOTE: There will no longer be any reminder calls about dues on the 9th of every month.
- The next Association Meeting will be Thursday, May 14 at 7:00pm at Unit #3752.
- Fairfax City Garage Sales are May 16, 2015.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damage caused by a Satellite Dish is the responsibility of the homeowner whether it was there prior to one moving in.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts. Please help to pick up the area. This includes in front, alongside and behind the units.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

April 16, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Darcy Ehrmann, at large members Pat McDowell and Karen Carroll as well as Kelsey Worcester from Clean Cut.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$19,235.29.

OLD BUSINESS: There was NOT a meeting in March.

NEW BUSINESS:

A motion to approve the February meeting minutes was made by Bev Persons and seconded by Darcy Ehrmann. The motion passed unanimously.

Kelsey from Clean Cut addressed several issues in the common areas. We are getting a quote on what it would be to redo the mulch beds and liners possibly with rock. The thistle areas near the wooded area was also addressed. We are getting a quote on crown vetch in the area. We are also looking at dealing with the weeds in the rock area behind the condos that drains into the creek. These quotes will be presented at the next meeting.

Date to remember: 5/16/2015 Fairfax All City Garage Sales, all weekend.

Please keep yards free of toys, bikes, balls, water hoses etc for the lawn care people..

Issues that a Homeowner must obtain approval from the board as follows but are not limited to:

- Satellite Dish
- Storm Doors
- Railing on Front Steps
- Anything installed in the patio area
- Approval to plant trees

DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.

Review your insurance coverage with your agent. "Ice Dams" are NOT covered by the association's insurance.

Please contact Brendan McCormick in regards to having your deck stained. 319-390-5665

Please make a note to SLOW DOWN when driving. There are lots of children and pets in the area.

John Hughes #3655 has a Yardy Cart. Please contact him if you would like to use it.

Please fill out Information Sheets and return inside the storm door of unit 3752.

Thank you for not parking on the streets and the boulevard!

Units for Sale: #3644

A motion to adjourn was made by Bev Persons and seconded by Karen Carroll.
Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association
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Newsletter/Minutes
May 14, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are due on the 1st of the month. An assessment of \$10.00 will be added after the 10th.
- The next Association Meeting will be Thursday, June 18 at 7:00pm at Unit #3620
- The Annual Meeting will be at Pizza Ranch at 7:00PM on September 17, 2015. Because the meeting room is free, members are encouraged to eat there before the meeting.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damage caused by a Satellite Dish is the responsibility of the homeowner whether it was there prior to one moving in.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts. Please help to pick up the area. This includes in front, alongside and behind the units.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

May 14, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Darcy Ehrmann, John Hughes, at large members Dave Mossbarger and Karen Carroll as well as Don Trumbull.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$21,793.68.

NEW BUSINESS:

A motion to approve the April meeting minutes was made by Bev Persons and seconded by John Hughes. The motion passed unanimously.

Some trees are to be replaced along Hwy 151 and one on the boulevard.

Discussion of association members putting mulch down and refreshing the mulch beds took place. Please contact Pat in regards to helping with the application process.

The association was responsible for the replacement of a water pipe at #3614. A motion was made and passed unanimously to fix this necessary repair.

It is to everyone's advantage to understand that there is one "Sump Pump" per building. Although it is only in one person's unit, it pumps water from the whole building. If replacement of the sump pump is necessary please discuss this expense with everyone in your building. Communication is key.

Please be considerate when it is windy on trash day. If you do not need to put it out that day, please consider waiting until the following week. Also, please make sure to have your trash IN BAGS even when in the trash. NOTE: The buckets used for glass are blowing around. Please put your name or unit number on them so they can be returned.

A quote to add large boulders near the storm drain area between 3500 & 3600 was reviewed for \$975.00. A motion was made by John Hughes and seconded by Bev Persons and passed unanimously to have this done.

Don Trumbull would like to replace Cindy Fangman's tree and plant a new tree in honor of Bev. A motion was made and passed unanimously.

Please continue to pick up after your dog. THANKS!

Issues that a Homeowner must obtain approval from the board as follows but are not limited to:

- Satellite Dish
- Storm Doors
- Railing and Front Steps
- Anything installed in the patio area
- Approval to plant trees

DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.

Please make a note to SLOW DOWN when driving. There are lots of children and pets in the area. SLOW DOWN!

John Hughes #3655 has a Yardy Cart. Please contact him if you would like to use it.

THANK YOU for not parking on the streets and the boulevard!

A motion to adjourn was made by Bev Persons and seconded by Dave Mossbarger.
Respectfully submitted by Darcy Ehrmann.

Stonecreek First Home Owners Association Board meeting Minutes 6/18/15

Kate Bruce hosted in unit 3520 and the meeting was called to order by Pat Carroll at 7pm.

In attendance: Pat Carroll, Bev Persons, John Hughes, Karen Carroll, Patricia McDowell, Dave Mossbarger

With Guests in attendance: Diane Aldrich, Carole Fluegel, Judith Lockett, Kathleen Bruce, Sharon Ernberger, Ruby McGinty, Mark Heindselman, Deb Salzwedel and Brian and Diane Benjamin.

Also in attendance: Clean Cut Management and staff: Steve Kelly (snow and mowing crew manager) Mallorie Schmitz (office manager) and Aaron Moffett (shop manager).

Steve Kelly began the meeting with an apology to the Board and membership of the Association for the performance of his crew in mowing this season. He wanted to make clear that he was not making excuses for the quality of service provided and wanted the Association membership to be aware that he is resolving to improve the performance of his crew.

Steve ask that association members please keep children and pets off the lawn during and for at least 4 hours after the grass is treated with chemicals. Green flags are placed in the lawn when this is completed as a warning and it is an imperative that this is respected for their safety.

He noted that the sod damaged at Unit 3514 will be repaired and asked that the owners of that unit take responsibility for watering to ensure it will survive.

He noted that the rock in the culvert has not yet been replaced as ordered since the ground needs to dry otherwise the skid loader will damage the grass. This rock will be 24 to 30 inches in diameter to slow the drainage from the street to the creek down the rocky culvert area. The city engineer indicated that this needed to be improved since the force of the flow from the drainage of the boulevard was so strong it would push the existing rock into the grass and cause a crater and subsequent pooling hindering drainage.

Discussion concerning the drainage area followed and it was felt by several association members in attendance that the rock channel had filled with silt and sand slowing the drainage to the extent that they felt it threatened their units with flooding during heavy rainfall. They requested further exploration of the options. A subcommittee was formed consisting of Mark Heindselman, Brian Benjamin, Carole Fluegel and Diane Aldrich that will research options to present to the membership as an alternative course.

The order for rock fill will be placed on hold until the issue is further discussed and decided.

Bev Persons gave the treasurer's report and reviewed the checking account balance of \$17,234.14.

A vote to approve the May minutes was held and approved unanimously.

Pat Carroll reviewed bills for the work completed at Unit 3514. This was required since the water valve broke requiring the removal of much of the concrete driveway at that unit and water box replacement along with 190 sq. ft. of 4 inch concrete driveway. (cost \$5,483.50) Along with \$680.00 to Abode for reseeding disturbed area in water detention. NOTE: Abode was paid last year for repairing the breached area. Additionally, \$1,735.54 to Clean Cut was reviewed for mowing & fertilizing for 5/9/15 through 5/30/15.

Neil Dufoe requested payment for mulch in the amount of \$15.89 and presented receipt. Bev Persons motioned approval and seconded by Dave Mossberger. The motion carried unanimously.

It should be noted for those who Pay Semi-annually that the second half of the year is due to be paid next month in July.

A Big Thank You goes to Pat Carroll, Neil Dufoe, Adam Albertsen, John Hughes and Julie Kramer for saving the Association money by spreading mulch in the beds on some very hot afternoons !!!! Also THANKS to all of you who have been pulling weeds out of the planters on the boulevard.

NOTE: Please pull any weeds in your deck & patio area. Remove old broken down furniture, etc. We want to keep our Association looking good. THANK YOU for your cooperation.

Discussion on Garage Door seals: Who pays? Seal maintenance and repair is owner's responsibility, while damage to the door is 50% owner and 50% association if the unit owner does not know who damaged the garage door.

Ruby McGinty is interested in selling her Travel Trailer a, "2013 COACHMAN FREEDOM EXPRESS 29/7 TRAVEL TRAILER". Following are some of the features: One owner – Used 4 1/2 months – 2 Entry Doors – 2 Slide-outs - Electric Awning - Electric Fireplace - Electric Jacks – Lynx Leveler – Queen Sized Bed – Gas Stove & Oven – TV & Stereo w/SS – Microwave – Refrig. w/top Freezer – Sofa & Chairs – Large Shower – Plenty of Storage – Nice Cabinetry – Dresser & Closet Space \$25,500.00 If interested please contact her at 319- 721-3737 or 319-558-9938 for more information

Annual meeting is September 17th at 7 pm at the PIZZA RANCH @ 2450 Westdale Drive SW.

While you are not required to buy dinner we encourage you to consider dining prior to the meeting as a way of demonstrating our appreciation for providing the meeting room at "No Charge" to the Association.

Besides they have good food !!

Topics for discussion at Annual Meeting:

Lawn / Snow / Parking / Sump Pump issues

Policies and procedures for weeds in rock area adjacent to units.

Rock culvert drainage.

Changing mulch beds to rock beds and black plastic edging to stone pavers

Elections for 4 board positions.

Any additional issues or topics for discussion by membership.

Next board meeting is scheduled July 16th at 7 pm Unit 3752 Pat and Karen Carroll hosting.

Respectfully submitted by John Hughes

Stone Creek First Owners Association
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Newsletter/Minutes
July 16, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are due on the 1st of the month. An assessment of \$10.00 will be address after the 10th.
- The next Association Meeting will be Thursday, August 20 at 7:00pm at Unit #3752
- The Annual Meeting will be at Pizza Ranch at 7:00PM at on September 17, 2015.
Because the meeting room is free, members are encouraged to eat there before the meeting.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish is the responsibility of the homeowner whether it was there prior to one moving in.
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- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

July 17, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Darcy Ehrmann, John Hughes at large members Dave Mossbarger and Karen Carroll. Visitors: Salah Al-Suleiman , Ruby Mc Ginty & Bryan Benjamin.. Bev Persons read the treasurer's report:

- The current checking account balance is: \$21,231.46.

OLD BUSINESS:

Lawn care issues were reviewed.

The status of the quote to install a Culvert and sod over it was discussed.

NEW BUSINESS:

A motion was made to put \$12,000 in a Reserve Account. The motion passed unanimously. A motion to approve the June meeting minutes was made by Bev Persons and seconded by John Hughes. The motion passed unanimously.

A request by a unit owner was reviewed by the board in regards to replacing a deck with a composite substance. Because the material requires no maintenance and conforms to the look of all other association decks in the area, a motion was made to approve the request by John Hughes and seconded by Darcy Ehrmann. The motion passed unanimously.

It is to everyone's advantage to understand that there is one "Sump Pump" per building. Although, it is only in one person's unit, it pumps water from the whole building. Larry Chmelick will replace the Sump Pump for \$285 per unit. This includes installation and the pump. Please discuss with this your neighbors if replacement is necessary. Communication is key.

Issues that a Homeowner must obtain approval from the board as follows but are not limited to:

- Satellite Dish
- Storm Doors
- Railing and Front Steps
- Anything installed in the patio area
- Approval to plant trees

DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.

Agenda for the Annual Meeting:

- Sump Pumps should be replaced every 7-10 years
- Four Association Board Positions are open
- Lawn Issues
- Snow Removal Issues
- Keep yards clear of toys, bikes, balls and water hoses
- Annual Picnic

There are a lot of new association members Please make them feel "Welcome".

A motion was made by Dave Mossbarger and seconded by Darcy Ehrmann to replace 3 trees. The motion passed unanimously.

Review your insurance coverage with your agent. "Ice Dams" are NOT covered by the association's insurance.

Information sheets should be filled out and returned to #3752.

John Hughes #3655 has a Yardy Cart. Please contact him if you would like to use it.

Thank you for not parking on the streets and the boulevard!

Units for Sale: #3546(Sale Pending) #3779 –SOLD

Ruby McGinty is interested in selling her Travel Trailer a, "2013 COACHMAN FREEDOM EXPRESS 29/7 TRAVEL TRAILER". Following are some of the features: One owner – Used 4 1/2 months – 2 Entry Doors – 2 Slide-outs – Electric Awning – Electric Fireplace – Electric Jacks – Lynx Leveler – Queen Sized Bed – Gas Stove & Oven – TV & Stereo w/SS – Microwave – Refrig. w/top Freezer – Sofa & Chairs – Large Shower – Plenty of Storage – Nice cabinetry – Dresser & Closet Space **NEW PRICE \$24,000.00** If interested please contact her at 319-721-3737 or 319-558-9938 for more information. (2nd of 3 listings)

A motion to adjourn was made by Bev Persons and seconded by Dave Mossbarger. Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association

www.stonecreek1st.com

stonecreek1st@stonecreek1st.com

Newsletter/Minutes

August 20, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are due on the 1st of the month. An assessment of \$10.00 will be assessed after the 10th.
- The next Association Meeting will be Thursday, September 10 at 7:00pm at Unit #3752
- The Annual Meeting will be at Pizza Ranch at 7:00PM at on September 17, 2015.
Because the meeting room is free, members are encouraged to eat there before the meeting.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day.
Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

August 20, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Darcy Ehrmann, at large members Dave Mossbarger, Pat Mc Dowell and Karen Carroll. Guests Ted Oglesby and Sue Wiebers as well as Terra Heaton from American Family Insurance were also present.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$9,537.39

A motion was made to approve the July minutes by Bev Persons and seconded by Dave Mossbarger.

Thank you to all members for paying on time!

Terra Heaton from American Family Insurance met with the board regarding the renewal of the Association insurance policy.

A request by a unit owner was reviewed by the board to install Direct TV. A motion was made to approve installation by Bev Person and seconded by Darcy Ehrmann. The motion passed unanimously. Information regarding grills on decks was also requested. Please review the letter from the city Fire Marshall regarding this issue.

A quote from Earl May to replace 3 trees along Hwy 151. Motion passed unanimously.

A motion was made by Darcy Ehrmann and seconded by Bev Persons to pay Jeremy Thorsgaard \$203.64 for the Association Website. This is for a three(3) year period.

A motion was made by Darcy Ehrmann and seconded by Bev Persons to pay an Invoice from Larry Chmelicek for \$550.00.

An email from Clean Cut regarding not mowing was reviewed. Quotes for new lawn companies will be discussed.

A motion was made by Darcy Ehrmann and seconded by Bev Persons to approve payment to Pat Carroll for \$21.67 February Minutes, \$23.59 April Minutes, \$23.59 May Minutes, \$21.67 June Minutes, \$16.78 July Minutes= \$107.30.

Homeowners should review their Insurance Coverage with their Agents. "Ice Dams" are NOT covered by the association's insurance.

Check for Hornets or Wasps on your units.

Agenda for the Annual Meeting:

- Sump Pumps should be replaced every 7-10 years
- Four Association Board Positions are open
- Lawn Issues as well as the rock beds
- Pet Compliance: 2 pets are permitted per unit. Page 14 Bi-laws
- Snow Removal Issues
- Keep yards clear of toys, bikes, balls and water hoses
- Annual Picnic

There are a lot of new association members please make them feel "Welcome".

Issues that a Homeowner must obtain approval from the board as follows but are not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

Information sheets should be filled out and returned to #3752.

Don Trumbull #3771 has the Yardy Cart. Please contact him if you would like to use it.

Thank you for not parking on the streets and the boulevard!

Units for Sale: #3655, #3748

A motion to adjourn was made by Bev Persons and seconded by Dave Mossbarger.

Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association
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stonecreek1st@stonecreek1st.com
Annual Meeting Minutes
September 17, 2015

September 17, 2015

The meeting was called to order at 7:00pm at Pizza Ranch in Cedar Rapids. Board members in attendance were officers: Pat Carroll, Bev Persons, Darcy Ehrmann, at large members Dave Mossbarger, Pat McDowell and Karen Carroll.

Roll Call was taken by Bev Persons.

Pat Carroll introduced Terra Heaton from American Family Insurance. She reviewed several points including:

- Proof of insurance should be requested directly from American Family Insurance.
- Upgrades in the interior are not covered by the Home Owners Condo Association policy. It is your responsibility to insure your unit.
- The need for individual Liability coverage or an umbrella policy was discussed.
- If you are planning to be out of town for an extended period of time, remember to shut the water off in your unit to avoid damage.

Last year's Annual Meeting Minutes were read by Darcy Ehrmann. A motion was made by Dave Mossbarger and seconded by Don Trumbull. The motion passed to approve last year's minutes.

Bev Persons gave the treasurer's report for 2015:

- The current checking account balance is: \$10,275.09.
- The Reserve Certificates total \$202,635.82.

Sump Pumps should be inspected every 7-10 years and replaced if necessary. It is recommended that the expense be shared by all unit members in the building.

Bryan Benjamin consulted a City Engineer and the Engineer assessed the water drainage between the 3500 and 3600 block. In Bryan's absence Mark Heindselman reviewed this and stated that the engineer felt we should make the pool area at the beginning of the drainage larger. He felt that the rest of the drainage was adequate but felt that placing extra rock in the ditch would slow erosion. Mark Heindselman will obtain a quote. Mark also noted the end of the rock area needs to be cleared of debris.

Four trees are being replaced along Highway 151 South when the weather cools off.

Lawn Care issues were discussed. Many people were dissatisfied with Clean Cut and requested a change. Thus a new vendor will be obtained. New quotes will be obtained.

The Crown Vetch area near the trees was discussed. At this time it is being mowed once a month. To replace the Crown Vetch was suggested, but we have checked on this and it is very expensive.

Snow Removal Issues were discussed as well. We will be getting some quotes from several vendors to investigate making a change.

An Ad Hoc committee was established to confirm Reserve Certificates. The committee consists of members Pat McDowell, Pat Thompson, and Pat McCormick.

Policies and Procedures for the rock areas by each unit were discussed. If a complaint is brought to the board, the member will be contacted and given 30 days to remove weeds. If the weeds are not removed, the weeds will be removed by the lawn care company and the member will be billed.

The possibility of changing mulch beds to rock beds and black plastic edging to stone pavers was discussed. Quotes will be obtained regarding the different options.

The board will decide whether an assessment or raising the dues is needed per situation.

Please keep yards picked up of toys, hoses and patio clear of furniture.

Glen Ebert nominated Pat Carroll to the board, it was seconded by Darcy Ehrmann. The motion passed unanimously.

Darcy Ehrmann nominated Bev Persons to the board, it was seconded by Pat Mc Dowell. The motion passed unanimously.

Karen Carroll nominated Darcy Ehrmann to the board, it was seconded by Grace Ebert. The motion passed unanimously.

Pat Carroll nominated Mark Heindselman to the board, it was seconded by Bev Persons. The motion passed unanimously.

A motion was made by Alice Cox and approved to move the Association Picnic to the Spring.

The Information Sheets are very important if an emergency arises. Please fill out and turn in to Pat Carroll.

Thank you to Don Trumbull for trimming the bushes in the area.

Thank you to everyone who helps distribute the minutes monthly. This saves a lot of money.

A motion to adjourn was made by Bev Persons and seconded by Dave Mossbarger.

Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association

www.stonecreek1st.com

stonecreek1st@stonecreek1st.com

Newsletter/Minutes

October 22, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are due on the 1st of the month. An assessment of \$10.00 will be assessed after the 10th.
- The next Association Meeting will be Thursday, November 12 at 7:00pm at Unit #3752
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

October 22, 2015

The meeting was called to order at 7:00pm at # 3752. Board members in attendance were officers: Pat Carroll, Darcy Ehrmann, Mark Heindselman at large members Dave Mossbarger, Pat McDowell and Karen Carroll.

Pat Carroll read the treasurer's report:

- The current checking account balance is: \$7,518.34.

Motion was made to approve the September minutes by Dave Mossbarger and seconded by Pat McDowell.

Thank you to everyone for paying their dues on time.

NOTE: *Please remember to set your clock BACK 1 hour on October 31.*

Earl May did not have any trees at this time. Colorado Spruce will be planted in the spring.

Information sheets should be filled out and dropped off at #3752.

A discussion about raising dues was had. This will be further researched. If interested in being part of the discussion, plan on attending the November 12th Association Meeting.

A motion was made by Dave Mossbarger to approve switching to Greg's Lawn Mowing for the upcoming year. The motion was seconded by Darcy Ehrmann. The motion passed unanimously. The change is made due to many issues the Association had with Clean Cut this year.

Mark Heindselman will be contacting Greg's Landscaping as well as Abode in regards to the swale area.

In regards to turning off the water to your unit, the Association would appreciate it if you would turn off the water inside your unit. The valves in the ground can rust, break when trying to move them and cost the Association a lot of money to replace.

A nomination was made by Dave Mossbarger and seconded by Darcy Ehrmann for Pat Carroll as president. The motion passed unanimously. TERM: 2015 - 2018

A nomination was made by Pat Carroll and seconded by Pat McDowell for Mark Heindselman as Vice President. The motion passed unanimously. TERM: 2015 - 2017

A nomination was made by Pat Carroll and seconded by Pat McDowell for Darcy Ehrmann as Secretary. The motion passed unanimously. TERM: 2015 - 2016

A nomination was made by Pat Carroll and seconded by Dave Mossbarger for Bev Persons as Treasurer. The motion passed unanimously. TERM: 2015 -2016

Issues that a Homeowner must obtain approval for from the board are as follows but are not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

Homeowners should review their Insurance Coverage with their Agents. "Ice Dams" are NOT covered by the association's insurance.

There are a lot of new association members. Please make them feel "Welcome".

Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.

Units for Sale: #3536 TOWN HOUSE - #3655 TOWN HOUSE - #3748 TOWN HOUSE - #3718 RANCH

A motion to adjourn was made by Darcy Ehrmann and seconded by Dave Mossbarger.

Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association
www.stonecreek1st.com
stonecreek1st@stonecreek1st.com
Newsletter/Minutes
November 11, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of \$10.00 will be added after the 10th.
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- The next Association Meeting will be Thursday, December 10 at 7:00pm at Unit #3752.
- NOTE: If you are planning to attend an Association Meeting, call to confirm the date.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

November 11, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Darcy Ehrmann, Bev Persons and at large members Pat McDowell and Karen Carroll. Guest, Mike Cutter was also in attendance to discuss snow removal requirements for 2015/2016 with the Association Board. Mike also gave the Association Board information about materials other than sand to be used by the Condo Owner on your driveway. See Attachment.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$11,412.51

NEW BUSINESS:

A motion was made to approve the October minutes by Bev Persons and seconded by Pat McDowell.

If you want your driveway SANDED, LEAVE YOUR GARAGE OUTSIDE LIGHT ON DAY OR NIGHT.

Snow Removal Issues for this winter should be addressed via the Association's e mail account.

Two (2) Association Board Members walked the area and checked for dents and dings in the garage doors and the paint around the front doors. Paint needs will be addressed in the spring.

Thank you to everyone for paying their dues on time.

A discussion about raising dues or a one time assessment, or both was had. THIS WILL BE DISCUSSED AGAIN ON THURSDAY, DECEMBER 10TH AT #3752 AT 07:00PM.

If you need to turn off your water to your unit, simply use the water valve in your house.

Issues that a Homeowner must obtain approval from the board are as follows but not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

A motion was made by Darcy Ehrmann and seconded by Bev Persons to make Dave Mossbarger, Pat McDowell and Karen Carroll At-Large members to the board retro active to October. The motion passed unanimously.

Homeowners should review their Insurance Coverage with their Agents. "Ice Dams" are NOT covered by the association's insurance. NOTE: In the magazine AAA Living, the November/December issue, there is a write up on Ice Dams and how to prevent them on pages 52 and 53. See page 53 attached.

Pat and Karen Carroll, Bev Persons and Don Trumbull toured Greg's Landscaping Facility. They will be our lawn care vendor in 2016.

There are a lot of new association members. Please make them feel "Welcome".

Information sheets should be filled out and returned to #3752.

Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.

UNITS FOR SALE: #3536 TOWN HOUSE - #3655 TOWN HOUSE - #3748 TOWN HOUSE
- #3718 RANCH

A motion to adjourn was made by Darcy Ehrmann and seconded by Karen Carroll.

Respectfully submitted by Darcy Ehrmann.

Stone Creek First Owners Association
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Newsletter/Minutes
December 11, 2015

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of \$10.00 will be added after the 10th.
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- The next Association Meeting will be Thursday, January 21 at 7:00pm at Unit #3752
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

December 10, 2015

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Darcy Ehrmann, Bev Persons and at large members Pat McDowell and Karen Carroll. Guests Nancy Henely, Jennifer Lala, Pat & Susan Mc Cormick and John Hughes.

Bev Persons read the treasurer's report:

- The current checking account balance is: \$7,635.72.

NEW BUSINESS:

A motion was made to approve the November minutes by Bev Persons and seconded by Pat McDowell.

If you want your driveway SANDED, LEAVE YOUR GARAGE OUTSIDE LIGHT ON. If you think the weather has the potential to get the Driveway and Streets slippery, leave your outside Garage light on- DAY OR NIGHT. This is the only way the sander will know what you want.

Snow Removal Issues for this winter should be addressed via the Association's email account.

A motion was made to approve payment to Pat Carroll for \$207.53 for misc printing costs.

Thank you to everyone for paying their dues on time.

Please do not contact the city to turn off your water. Simply turn the water valve in your house.

Issues that a Homeowner must obtain approval from the board are as follows but are not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

Homeowners should review their Insurance Coverage with their Agents. "Ice Dams" are NOT covered by the association's insurance. Note in the magazine AAALiving there is a write up on Ice Dams and how to prevent them.

A discussion about raising the dues or a one-time assessment was had. Projected expenses were reviewed. Dues have not been raised since July of 2010. Insurance costs, lawn mowing, snow removal costs have all risen.

HAPPY HOLIDAYS and "Thanks" to those who put up decorations.

There are a lot of new association members Please make them feel "Welcome".

There are 13 RANCH UNITS and 11 TOWN HOUSE UNITS in the ASSOCIATION.

Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.

Units for Sale: #3536 #3655, #3718

A motion to adjourn was made by Darcy Ehrmann and seconded by Karen Carroll.

Respectfully submitted by Darcy Ehrmann.