Stone Creek First Owners Association
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Newsletter/Minutes
July 7, 2016

The meeting was called to order at 6:45pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. Guests: Dave and Eileen Lathrop.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is $14,718.51.
- A motion to approve the June minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- No invoices were available as the HOA will be contesting the mowing bill for June service because there are errors on the invoice.

NEW BUSINESS:

- The next HOA Board meeting is scheduled for August 17, 2016, 6:30pm at #3752.
- The 2016 Stone Creek First Annual Meeting will be 7pm on September 15 at the Pizza Ranch. One item on the agenda for discussion will be rental properties in the association.
- **Effective July 1, 2016, monthly dues are $90.** Unit owners that pay annually will owe an additional $90 to cover the difference for the year's remaining six months.
- Pat Carroll was contacted by a real estate agent regarding underground electric fencing for pets. The HOA pet policy does not allow them.
- There have been reports of people entering open garage doors in the association. Please be aware to prevent theft and vandalism.
- A motion to approve the appointment of Dave Lathrop to at large board member was made by Karen Carroll and seconded by Pat McDowell. The motion passed unanimously.

OLD BUSINESS:

- The drainage swale repairs have been made. Abode Construction has been contacted in regards to repairing the damaged sod from the last heavy rainstorm. Thank you to the owners watering the new sod.
- Roto Rooter cleaned out the gutter drain for Unit 3771.
- Mark Heindselman reported on repainting their unit's address numbers. Repairs to other units are planned for this fall. The HOA will purchase replacement screws, paint, and cleaning materials. Volunteers will be needed for the repair effort when the time comes.
- Weeds on the back of units in the rock landscaping areas are the Unit owners' responsibility. Weeds negatively affect property values in the neighborhood.

- Check drapes/blinds to make sure they are even and hung properly.
- Unit owners can replace black plastic landscaping borders with approved pavers.
- Thank you for reducing parking on the streets and in the cul-de-sac circles.
- Pets/Refuse/Compliance: In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. Information is from the By Laws, paragraph 5, page 14. **PLEASE PICK UP AFTER YOUR DOG.**
- Thank you to everyone for paying their dues on 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, anything installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

Units for Sale: #3624 (Townhouse) and #3638 (Townhouse)

A motion to adjourn was made by Bev Persons and seconded by Dave Lathrop. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

POINTS OF INTEREST

- This is “YOUR” Association. Please take responsibility in any way you can.
- There are a lot of new association members please make them feel welcome.
- **Association Dues** of **$90.00** 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 August 17 at 6:30pm at Unit #3752.**
- 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.
- 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.