Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

September 10, 2026 – Annual Meeting

The meeting was called to order at 6:30pm in the driveway at #3704 (thank you Cindy Brennan!). Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, Pat McDowell, and Bev Persons.

The next board meeting will be Thursday, October 15, 2026, 6:30pm in the garage of #3752. All association members are invited to attend.

Guests including Larry from Diversified Builders (handyman work) and John from ProLawn (lawn care) were introduced.

A roll call of units represented was taken. A motion was made to forgo reading of the 2025 minutes and approve the minutes by Dave Lathrop and seconded by David Kahler. The motion passed unanimously.

Renee Dostal gave the treasurer's report:

- The checking account balance as of August 31, 2026, is $33,112.46
- The reserves as of August 31, 2026, are $273,783.00

Pat Carroll listed the HOA accomplishments in the past year:

Trees Forever planted 17 evergreens, $24,000 added to the reserves, and repaired water curb stop and pipe at #3777.

The 2026/2027 proposed budget was presented by Pat Carroll: $1,800 x 81 units = $145,800 income

Insurance	$50,000
Snow Removal	$25,000
Lawn Care	$30,000
Reserve	$24,000
Retention Basin Cleanout	$15,000
Misc. Expense	$1,800
Total:	$145,800

Quotes for the 2026-2027 HOA insurance policy will be received soon. If there are lower than anticipated expenses, additional income will be transferred to the reserves. Coordinate with your insurance agent to verify you have adequate insurance for inside the unit as HOA insurance covers structural elements, roof, and siding, not the finishes or possessions inside the unit.

The Association is paying for dryer vent cleaning September 15-17 for the 3500 and 3600 blocks. Novak staff do not need access in the units. Owners can run their dryer during the cleaning, but it is not necessary. The 3700 block will be completed in 2027, and 3400 units were completed in 2025.

An automatic withdrawal option for paying dues will start on January 1, 2027. Paperwork to apply for this new option will be delivered in the upcoming months. There is a minimal fee to the HOA for this service.

The HOA Board is reviewing new language to the bylaws that would restrict the number of units rented in the Association. Once language for the bylaws is determined, ballots will be distributed for a vote by owners. Currently there are three rental units. This bylaw change would cap the rental number to eight.

Abode will give an estimate to clean out the retention basin. Work is planned for Spring 2027.

Driveways were reviewed for cracking and bumps into the garages. As needed, improvements will be completed in 2027.

Ad Hoc members to review the association's reserve certificates will be Carolyn O'Connor, Sara Israel, and Tracie Smith.

A motion to nominate Renee Dostal and Bryan Benjamin to the HOA Board by Bev Persons and seconded by Dave Lathrop was approved unanimously.

Reminders: Please park vehicles in your garage or driveway to limit street parking. Pick up after your pets. Remove weeds from your landscaping areas. Increase your personal insurance Loss Assessment policies to $25,000 or $50,000.

Round Robin Discussion Items

- It was recommended that a welcome packet (3-5 pages) be provided for new owners that will include answers to frequently asked questions and summarize the bylaws.
- Garage door replacements due to age related issues will be discussed at an upcoming board meeting.
- Fire hydrants will be flushed soon. It is recommended that water be run in each unit after flushing is completed to keep your laundry from getting stained by rust.
- Weeding rock areas adjacent to units is the owner's responsibility. After weeding, it is recommended a pre-emergent product like Preen be used to keep weeds from regrowing.

A motion to adjourn at 7:10pm was made by John Quandt and seconded by David Kahler. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.