

**Stone Bridge Estates Homeowners Association  
Annual HOA Meeting - October 09, 2023 6:30pm  
St. Patrick Catholic Church**

**Meeting Called to Order by Janell Maass, Treasurer at 6:33pm**

Introductions were made of all current board members:

Michael Chen, President

Janell Maass, Treasurer

T.C. Mack, Secretary

Gene Light, Director

Shannon Reisinger, Director

**Financial Update provided by Janell Maass, Treasurer**

Janell reviewed the financial report with a breakdown of all services, fees, and deposits this year.

Dues were paid by 162 homeowners/lot owners (100%).

HOA account currently holds \$78,045.49.

Janell states this amount provides us with a cushion to deal with the impacts of seasonal expenditures including snow removal and landscaping cleanup following storms.

Thus, dues will be kept at \$100 per lot.

**Jen Coleman was given the floor to discuss recent animal control concerns**

Jen discussed an increase in raccoon activity, which has also been observed by a number of other homeowners.

The Coleman's family dog was attacked by a raccoon which led her to phone Iowa City Animal Control who gave the following information:

The raccoon population in our neighborhood *will not be reduced via catch and release* but instead will take a unified neighborhood approach. **(Please see enclosed handout)**

This will only be possible if we reduce food sources, including removing bird feed/feeders (the birds have plenty of food sources at the current time), keeping trash and organic bins secured, removing grease drip trays in grills and clearing organic garden waste at the end of the growing season.

Must also remove possible places/areas raccoons can make homes including under decks and around or under covered woodpiles.

Iowa City Animal Control will not trap the raccoons.

### **Attorney Mike Pugh was given time to discuss the covenant renewal process**

Mike discussed how the entire subdivision was platted at different times, which is the reason we have different covenants for different sections of the HOA. Further, Mike explained as development of our subdivision continued, housing markets changed and the developer's ideas changed too, which is why we have some differences in section covenants.

Mike then explained the Iowa Uses and Reserves Act, which spells out limitations of HOA covenants and why the HOA should consider renewing its covenants. The specific statute of concerns is one which states covenants expire after 21 years of time. This makes it impossible to enforce legal claims with the exception of common areas.

Amending the covenants so all HOA sections are consistent will require a similar amount of work as renewing. Mike recommends we amend for consistency and renew all sections at the same time, which would then put all HOA sections on the same renewal schedule. Additionally, this restarts the renewal clock for the entire HOA.

### **FAQs/Misc**

Please comply with City winter weather ordinances and keep sidewalks clear along with the ends of the sidewalks which lead into the street.

Please report any city related grievances online at [icgov.org](http://icgov.org). The complaint form can be found under "Connect" and then choose "Report an Issue."

Please be respectful of the spirit of the covenants and the use of the roadway. Refrain from parking on the street overnight, especially during inclement weather.

**Meeting Adjourned at 7:36 pm**