

**Stone Bridge Estates Homeowners Association
Annual HOA Meeting - October 27, 2025 6:30pm
St. Patrick Catholic Church**

Meeting called to order by Treasurer Janell Maass

Introductions were made of all current Board members that attended:

TC Mack, President *(absent)*
Janell Maass, Treasurer
Ben Gisler, Secretary
Gene Light, Director
Shannon Reisinger, Director

Janell Maass, Treasurer provides financial update

Janell reviewed the financial report with a breakdown of all services, fees and deposits for this calendar year. Expenses included mowing of common areas, mowing tall grass along trail twice per year, snow removal, attorney fees, taxes, web development, holiday lights and miscellaneous supplies. All dues were collected and the home count is now approximately 185.

Balance:	\$93,275.95 (as of October 27, 2025)
Deposits:	\$19,485.00
Interest:	\$70.57
Expenses:	\$8,988.00

HOA Dues for fiscal year 2026 to remain \$100.00 per household/lot.

Janell Maass, Treasurer provides development update

There are many new homes being built in the neighborhood. 14 lots in the process of being developed. Builder names are Blue Sky Developers, Genesis Development Group, SHG Builders, Navigate Select, and Watts Group Development. All plans and specs for new homes are provided to the HOA Board for review and approval. If you have any questions or concerns about the homes being built, feel free to reach out to the HOA Board via the HOA website or you are welcome to contact the builder directly.

Janell Maass, Treasurer provides “Outlot B” update

The corner of Colchester and Chadwick has tall weeds / plant growth. We talked to the City of Iowa City to get the grass cut low and more often during the spring/summer/fall. The City pointed to a City Ordinance that states only 1 pass on each side of the lot is required to hold back the tall grass. The City will continue to monitor this lot in 2026 for continued upkeep.

Once 95% of the new homes are completed in Stone Bridge Estates Parts 8 and 9, Outlot B, Stone Bridge Estates Part 8 will be deeded to the City of Iowa City.

Q: Is Allen Development the deed holder of the Outlot B, Stone Bridge Estates Part 8 property?

A: Yes, but all communication regarding this lot goes through the receivership attorney (through Hills Bank).

Q: There are a few empty lots purchased by current homeowners within the neighborhood. How does this affect the 95% homes to be sold ratio?

A: If the lots are not developed, it will affect the percentage. All lots are to be developed per the Covenants.

Q: What about the homeowner that planted trees on the corner lot of Eversull and Chadwick?

A: Lots can only be used for home development (refer to Covenants for requirements as such).

Q: Do we know if the City of Iowa City will add lighting to Outlot B when the property is conveyed to them?

A: We don't know what the City is planning for that lot yet. After deed conveyance is made, the HOA Board will invite a City Planner to a future HOA meeting to provide details or a statement in this regard.

Janell Maass, Treasurer reviews survey results and Covenant details

Approximately 128 of 185 homes have responded to the survey that was sent out. The Board is still reviewing the survey results to determine if we will attempt to update the Covenants with proposed additions/changes or if we will simply renew the Covenants when they come due. A main component of change would be to make all of the various Covenants have the same renewal date. Currently, the next Covenant renewal date is in 2028 for Part 5. Covenants will always be enforced and never go away. To make any Covenant changes, a required % of homeowners within each subdivision part need to agree to the change and then an attorney would draw up the paperwork for each homeowner (1 per household) to sign, date, and have their signature notarized. It is very important to get feedback when we send out a survey so that the Board can make the most of our time reviewing the results for potential changes (per the various interests from the survey). Multiple attorneys contributed to the differences in the preparation and recordation of the current Covenant parts hence why there are a few variations in the subdivision covenant requirements per part.

Janell Maass, Treasurer discusses Shannon Reisinger resigning from the HOA Board

Shannon voiced at the meeting that he and his family will be moving out of the neighborhood in the near future and would be resigning his position on this Board effective December 31, 2025. The HOA Board is required to have an odd number of Board Members. We opened the floor to anyone at the meeting that would like to step up and become a member of the HOA Board to replace Shannon.

Kaitlyn Yeates volunteered and was appointed as an HOA Board Member/Director in place of Shannon Reisinger with no opposition.

Janell Maass, Treasurer opens the floor up to questions

Q: Is there a Facebook neighborhood page for Stone Bridge Estates? Is this something the Board has considered?

A: We currently use the HOA website for all information regarding this HOA. If a Facebook page is started by a homeowner it would need to be constantly monitored for content, questions, and remarks and not sure if that is a good fit at this time.

Q: Is the HOA responsible for maintenance of the trail? Like the actual concrete and not just the grass / snow removal?

A: Yes, if you have any concerns about concrete, grass, snow removal, etc. on and around the trail, please email the HOA Board through the HOA website and we will promptly review and respond.

Q: Who do we contact about parking violations? For example, parking in front of fire hydrants or the community mail boxes?

A: Any City of Iowa City related grievances should be made on the City website: <https://www.icgov.org/residents/report-a-concern>

Meeting ended 7:16 PM

AS A REMINDER, THERE ARE ONLY TWO WAYS TO PAY YOUR HOA DUES:

- 1) CHECK OR CASH
- 2) VIA THE PAYPAL LINK ON THE HOA WEBSITE ([icstonebridgehoa.com](https://www.icstonebridgehoa.com))

WE WILL NEVER ASK YOU TO PAY DUES THROUGH A CASH APP, GIFT CARD OR ANY OTHER THIRD PARTY PAYMENT SYSTEM.