

Creekview Coves Homeowners' Association Meeting Notes

2:00–3:15 PM, December 10, 2022, Marion Public Library

Officers: Rick Sandstrom, President; Mike Goater, Treasurer; Jerry Cochrane, Secretary

Homes Attending: Jordan, Rice, Rairdin, Hanna, Saylor, Immerfall, Cochrane, Goater, Sandstrom, Buck, Schultz, Wignal, Black, Braddock, Lemke

Agenda

History of Creekview (From Creekview Coves Website)

Creekview Coves was envisioned in 2005 and development began in 2006. The initial concept was for an over 55 neighborhood featuring a mixing of single family homes and townhomes with walking trails throughout the green-space. The initial discussion with the city of Marion was met with significant resistance from many neighbors who appreciated the wooded areas and were opposed to the initial development plan. The development vision was reshaped and the Hillside Street connection and North wooded development were scaled back. A special conservation-friendly permit was issued for work to begin in 2006. The development plan focused on 36 lots on approximately 18 acres and 18 acres of green space intended for detention pond and walking trails.

Infrastructure and a model home were completed in 2006. Primus was selected as the initial home building partner. In 2007, a second model was constructed in a different format and interest began to build in the neighborhood. 2008 brought about some changes as lot owners could select a builder of their choice and the retirement model was de-emphasized. House completions grew as Creekview was established as a highly desirable destination tucked in a private area right in the middle of the city. Completions accelerated with six homes in 2008, six in 2009, nine in 2010, three in 2011, three in 2012 and the final four in 2014. Three of the houses were built by the Marion school class project. Three of the lots were acquired by homeowners totaling 33 homes in the Creekview Coves neighborhood. Most of the homes are within the City of Marion, but five are within the City of Cedar Rapids.

Green-space enhancement began in 2009. First, the water management basin on the south needed adjustment to allow water outflow after 72 hours. Then the North overflow ditch and the stream bank were stabilized, restored and upgraded for storm water management. The water flow in both North and South areas were optimized to allow the water from floods and runoff to escape back into the creek. A timber management plan was created and mature forest-best practices are being implemented. Next, a collaboration with the City of Marion allowed for a trail extension and bridge crossing of Indian Creek to be completed. In addition, the green space under the power lines and North meadow has been replanted with prairie grasses and wildflowers.

Creekview coves has successfully collaborated with many organizations to improve the water management and green spaces. Some of those collaborations included the City of Marion, Trees Forever, Iowa DNR and the Nature Conservatory.

Derecho Recovery Overview

Derecho recovery was reviewed. The HOA spent approximately \$12,000 on clean-up and tree removal. Many additional hours were contributed at no cost in planning and site preparation by Rick Sandstrom.



Financial Overview

Mike Goater reviewed spending for the last three years. As mentioned above, the association spent approximately \$12,000 for Derecho clean-up. The 2022 budget ended a \$511 in deficit. The four HOA officers paid 2023 dues in advance to cover 2022 expenses. Our contingency funds were depleted. To

build up the contingency fund and fund improvements to the front entrance the HOA officers voted to raise the yearly HOA fees to \$200. **The \$200 fee was due December 20.** If you have not paid, please do so ASAP. Checks should be made payable to: Creekview Coves Owners Association. Deliver check to Mike Goater, 85 Grand Avenue.

2023 HOA Budget

Utilities	(\$225)
Property Taxes.....	(\$180)
Income Tax Preparation	(\$150)
Liability Insurance	(\$1,075)
Maintenance of Common Areas	
Tree Removal	(\$500)
Yard Expense.....	(\$700)
Detention Pond.....	(\$700)
Entrance Improvements.....	(\$2,200)
Contingency Fund.....	(\$270)
Total.....	(\$6,000)

Income

Non-Officers (29) Note: Officers paid in 2022 to cover 2022 deficit.	\$5,800
Balance from 2022	\$274
Total Resources	\$6,074

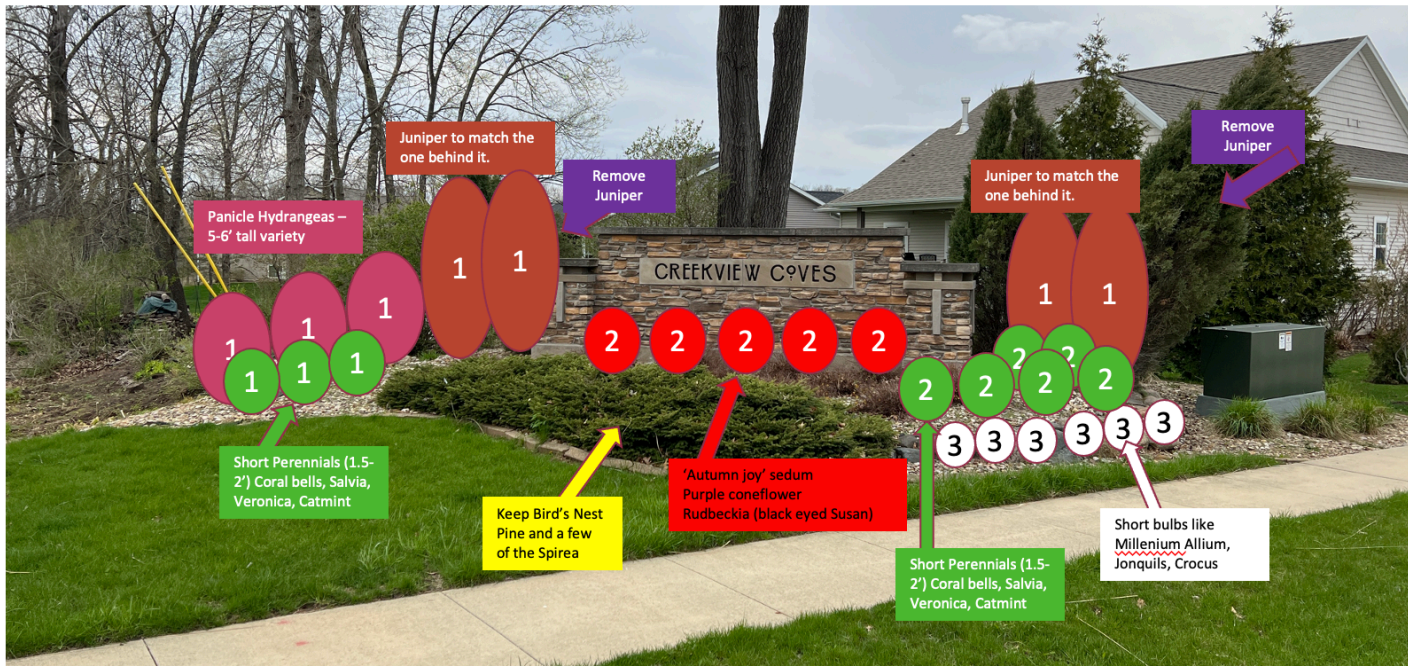
Old Business

Reviewed Covenant HOA responsibilities. Also reviewed City of Marion relationship and proposed park improvements including a Frisbee Golf course.

New Business

The front entrance improvements will begin this spring. The entrance committee was formed last year with members noted below. The committee evaluated the current entrance and voted to keep as many of the current plants as possible and plant new plants where needed. A sub-committee (noted in red) came up with the plan below. The numbers represent phases. The plan was delayed in 2022 due to insufficient funds. The phases will be planted as funds become available. Note: If anyone wants to coordinate this effort, contact an officer.

Creekview Coves Entrance Plan



Entrance Committee

Larry Engebritson, Annette Goater, Tim Steffen,
Ginny Greene-Hanna, Renae Black, Al Jordon,
 Phil Cochran, Brad Hernandez, Jerry Cochrane

Mike Cimprich – Marion City Arborist
Mary Weber – Marion City Horticulturist

Phase	Total
One	\$2,200
Two	\$600
Three	\$400

Discussion

Aaron Saylor complimented Rick Sandstrom on the cost effectiveness of the Derecho tree cleanup.

Renee Black voiced a concern about controlling the Multiflora Rose and black locust trees on HOA property behind her house.

Creekview Coves Website: <https://creekviewcoves.webstarts.com/>