



OPEN DOOR
PROPERTY MANAGEMENT, LLC
319-325-7222

Lee Huedepohl • opendoorpropertymanager@gmail.com
708 5th St. Suite 2 • Coralville, Iowa 52241

SUGAR CREEK LANE CONDOMINIUM OWNERS ASSOCIATION
ANNUAL MEETING AGENDA
July 28, 2024, 4:00 PM

Agenda

- 1. Calling Meeting To Order**
 - A. Roll Call and Certification of Proxies**
- 2. Proof of Notice of Meeting**
- 3. Review and Approval of the 2022 Annual Meeting Minutes**
- 4. Financial Report and 2024-25 Budget Review**
- 5. Old Business**
 - A. Tree Removal**
 - B. HOA Dues Increase vs Special Assessment**
- 6. New Business**
 - A. Front Steps & Rear Deck Project**
 - B. Windows/Patio Doors/Front Entry Door Project**
 - C. Mudjacking (Driveway Approaches)**
 - D. Monthly Dues Increase**
 - E. Open Door Property Management Resignation (10/31/2024)**
- 7. Election of Directors & Officers**
- 8. Adjournment**

Sugar Creek Ln Condominium Owners Association

Annual Meeting Minutes

July 24th, 2022 / 4:30 PM / 408-E Sugar Creek Ln Driveway

In Attendance

Terrie Jones 388-A

Stephen Jones 388-A

Cris Perry 388-D

Richard Schwaigert 408-F

James Lang 408-G

Adam Owens 408-H

Marina Karpus 408-I

Greg Scheff 408-J

Jeff Tackaberry (Representing Jenna & Austin Smith) New owner for 408-G

Proxy

Nancy Wilcox 388-B

- **Roll Call and Determination of Quorum**
- **Review and Approval of 2020 Annual Meeting Minutes**
- **Financial Report and 2022-23 Budget Review**
 - **Open Door Property reviewed the financial report and presented the 2022-23 budget.**

Old Business

- **April 1, 2022, dues increase to \$130.00/month.**
- **Placement of garbage and recycle bins.**
- **Mailbox cluster installation.**
 - **Some owners have received other people's mail. If it belongs to an owner in the HOA, take it to the owner. If not, return it to USPS.**

New Business

- **Sliding glass door replacement**
 - **Two quotes were provided to the HOA. Lite Inc. will install 2 sliding glass doors at 388-A and 408-G. Estimated 6-8 weeks for installation. 2 French style doors \$18,273.83 vs 2 sliding glass doors \$7137.23.**
- **Mujacking quotes for 3 driveway approaches.**
- **Deck staining, repairs, and front step repairs.**
 - **Contractor to give an updated bid and timeline for staining and repairs.**

- Trees
 - Tree bids for possible spring planting depending on finances.
- HOA dues increase vs. special assessment.
 - Unanimous decision to raise dues to \$150.00/month starting 9-1-2022.
- Snow Removal
 - Talk to Nate Moore about blowing the snow off the sidewalks to keep them from being obstructed.
- Marina Karpus (408-I) mentioned the lawn care company is blowing grass on her patio and sliding glass door track. Contact Sharp Lawns.
- Marina Karpus (408-I) mentioned her LL patio door frame is rotting. Get bids from contractors.
- Email the HOA contact list to all owners.
- Marina Karpus (408-I) brought up the solar panels at 408-E. Requested a letter from the homeowner that if any repairs are needed to the roof, the owner of 408-E is financially responsible for having them removed for the repairs or replacement of the roof if need be.

Election of Directors

- Unanimous election of 5 board members.
 - President: Michael Markham
 - Vice President: Cris Perry
 - Secretary: Kaitlyn Markham
 - Board member: Stephen Rogers
 - Board member: Greg Scheff

Meeting Adjourned

Sugar Creek Ln COA Income & Expense Report - 2023

1/1/2023 through 12/31/2023

Category	1/1/2023- 12/31/2023
INCOME	
HOA Dues	22,000.00
Other Income (Business)	24.00
TOTAL INCOME	22,024.00
EXPENSES	
ACH Chargeback	300.00
Bank Error	24.00
Hills Bank ACH Fee	3.55
HOA Repairs	3,546.13
HOA Tax Filing	220.00
Insurance	3,640.74
Lawn Care	3,530.34
Open Door Property Mgt. Fee (HOA)	1,728.00
Snow Removal	2,155.00
Tree Pruning	2,425.00
TOTAL EXPENSES	17,572.76
OVERALL TOTAL	4,451.24

Sugar Creek Ln COA Balance Sheet - As of 12/31/2023
(Cash Basis)

Account	12/31/2023 Balance
ASSETS	
Cash and Bank Accounts	
Sugar Creek Ln COA Checking	6,355.65
Sugar Creek Ln COA Reserve	14,253.88
TOTAL Cash and Bank Accounts	20,609.53
TOTAL ASSETS	20,609.53
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	20,609.53
TOTAL LIABILITIES & EQUITY	20,609.53

Sugar Creek Ln COA Income & Expense Report

1/1/2024 through 7/28/2024

Category	1/1/2024- 7/28/2024
INCOME	
HOA Dues	12,450.00
TOTAL INCOME	12,450.00
EXPENSES	
Dryer Vent Cleaning	700.00
Hills Bank ACH Fee	2.40
HOA Repairs	
Dryer vent duct repairs	507.22
Garage Door Repairs	1,950.11
TOTAL HOA Repairs	2,457.33
HOA Tax Filing	220.00
Insurance	3,457.77
Lawn Care	2,040.29
Open Door Property Mgt. Fee (HOA)	1,008.00
Postage and Delivery (Business)	8.16
Snow Removal	1,750.00
TOTAL EXPENSES	11,643.95
OVERALL TOTAL	806.05

Sugar Creek Ln COA Balance Sheet - As of 7/28/2024
(Cash Basis)

Account	7/28/2024 Balance
ASSETS	
Cash and Bank Accounts	
Sugar Creek Ln COA Checking	7,161.70
Sugar Creek Ln COA Reserve	14,260.98
TOTAL Cash and Bank Accounts	21,422.68
TOTAL ASSETS	21,422.68
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	21,422.68
TOTAL LIABILITIES & EQUITY	21,422.68



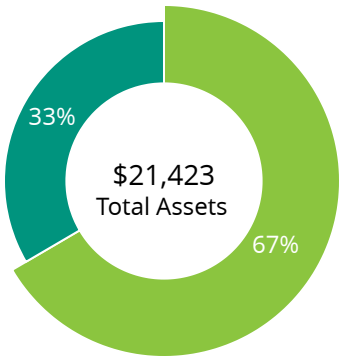
ACCOUNTS



Hills Bank and Trust Company SCL COA Checking **9203	
Current Balance	\$7,161.70

Hills Bank and Trust Company SCL COA Reserve **1876	
Current Balance	\$14,260.98

ASSET SUMMARY



SCL COA Reserve

XXXXXX1876

66.57%

Current Balance

\$14,260.98

Sugar Creek Ln Condominium Owners Association

Proposed Annual Budget 2024

INCOME		2023 Actual Expenses	Budget 2024	
		\$150/month	\$200/month	\$250/month
	Association Dues	\$21,600.00	\$28,800.00	\$36,000.00
	Deck/Window/Patio Door Special Assessment	\$0.00	\$36,000.00	\$36,000.00
	Total Income	\$21,600.00	\$64,800.00	\$72,000.00
EXPENSES	General Maintenance	\$2,866.13	\$3,200.00	\$3,200.00
	Gutter Cleaning	\$0.00	\$1,100.00	\$1,100.00
	Bank Fees	\$3.55	\$3.90	\$3.90
	Insurance	\$3,640.74	\$9,808.92	\$9,808.92
	Snow Removal	\$2,155.00	\$2,450.00	\$2,450.00
	Management Fee	\$1,728.00	\$1,728.00	\$1,728.00
	Lawn & Landscaping	\$3,530.34	\$3,777.46	\$3,777.46
	Dryer Vent Cleaning	\$0.00	\$850.00	\$850.00
	Tree Trimming/Removal	\$2,425.00	\$600.00	\$600.00
	Tax Preparation	\$220.00	\$220.00	\$220.00
	Loan (Wndows/Doors/Decks/Steps	\$0.00	\$28,122.00	\$28,122.00
	Reserve Account Transfer	0	\$2,880.00	\$3,600.00
	Total Expenses	\$16,568.76	\$54,740.28	\$55,460.28
	Net Operating Income	\$5,031.24	\$10,059.72	\$16,539.72
	Checking Balance 12-31-2023	\$6,355.65		
	Reserve Balance 12-31-2023	\$14,253.88		
	Total	\$20,609.53		
	Checking Balance 7-28-2024	\$7,161.70		
	Reserve Balance 7-28-2024	\$14,260.98		
	Total	\$21,422.68		

Sugar Creek Ln Condominium Owners Association

Proposed Monthly Budget 2024

		Budget 2024	
INCOME		\$200/month	\$250/month
	Association Dues	\$2,400.00	\$3,000.00
	Total Income	\$2,400.00	\$3,000.00
EXPENSES	General Maintenance	\$266.67	\$266.67
	Gutter Cleaning	\$91.67	\$91.67
	Bank Fees	\$0.33	\$0.33
	Insurance	\$817.41	\$817.41
	Snow Removal	\$204.17	\$204.17
	Management Fee	\$144.00	\$144.00
	Lawn & Landscaping	\$314.79	\$314.79
	Dryer Vent Cleaning	\$70.83	\$70.83
	Tree Trimming/Removal	\$50.00	\$50.00
	Tax Preparation	\$18.33	\$18.33
	Loan (Wndows/Doors/Decks/Steps	\$2,343.50	\$2,343.50
	Reserve Account Transfer	\$240.00	\$300.00
	Total Expenses	\$4,561.70	\$4,621.70
	Net Operating Income	-\$2,161.70	-\$1,621.70

Sugar Creek Ln COA Front Steps/Deck Project 2024



Cutter Construction LLC

Cedar Rapids, IA 52404

Phone # (319) 533-2164
mikecutter@imnmail.com
cutterconstructionllc.com



Estimate

Date	Estimate #
10/9/2023	5806

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
COA: Sugar Creek Lane COA ADDRESS: #358 - #408 Sugar Creek Lane North Liberty IA 52317 SCOPE OF WORK: Remove & replace all proposed wooden deck entrances, stair assemblies, & open decks as needed on the front a& back of certain units; Not all units need work; Some units need all new, other units need simple repairs; Any framing to be replaced will be replaced with Cedar Tone pre-treated & pre-finished railing & decking components; All framing will comply with modern building codes & will be far better than what is currently there now			
UNIT #358 - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Completely demo & re-build	1	4,519.69	4,519.69
UNIT #358 - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #360 - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Completely demo & re-build	1	4,519.69	4,519.69
UNIT #360 - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #388-A - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Completely demo & re-build	1	4,519.69	4,519.69
UNIT #388-A - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #388-B - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Add toe kick risers only; stain / finish work by others	1	169.36	169.36
UNIT #388-B - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #388-B - (2) Rear Patio Doors With Blinds ## Materials & Labor - See Quick Books Estimate #5543 For Details	0	0.00	0.00
UNIT #388-C - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Add toe kick risers only; stain / finish work by others	1	169.36	169.36
UNIT #388-C - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
ESTIMATE ONLY	Total		

Cutter Construction LLC

Cedar Rapids, IA 52404

Phone # (319) 533-2164

mikecutter@imnmail.com

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Estimate

Date	Estimate #
10/9/2023	5806

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
UNIT #388-D - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Completely demo & re-build	1	4,519.69	4,519.69
UNIT #388-D - Rear - (1) 12x12 Covered Deck + Screens * Nothing, this unit has a screened in porch that is not built to code & we do not know what to propose; The 1x material that caps the screen looks a bit worn too; Complete upon request & agreed scope of work	0	0.00	0.00
UNIT #408-E - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Completely demo & re-build	1	4,519.69	4,519.69
UNIT #408-E - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #408-F - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Completely demo & re-build	1	4,519.69	4,519.69
UNIT #408-F - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #408-G - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Add toe kick risers only; stain / finish work by others	1	169.36	169.36
UNIT #408-F - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others - Drink ledge has mildew	0	0.00	0.00
UNIT #408-H - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Add toe kick risers only; stain / finish work by others	1	169.36	169.36
UNIT #408-H - Rear - (1) 12x12 Open Deck * Completely demo & re-build	1	4,856.07	4,856.07
UNIT #408-H - (1) Rear Patio Door, Maybe With Blinds ## Materials & Labor - See Quick Books Estimate #5543 For Details	0	0.00	0.00
UNIT #408-I - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #408-I - Rear - (1) 12x12 Open Deck * Nothing, needs stain / finish work by others	0	0.00	0.00
UNIT #408-I - (1) Rear Patio Door, Maybe With Blinds ## Materials & Labor - See Quick Books Estimate #5543 For Details	0	0.00	0.00
ESTIMATE ONLY	Total		

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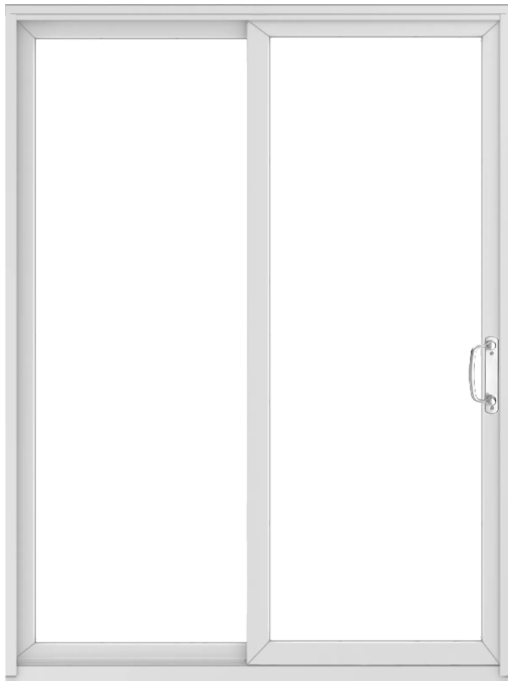
Estimate

Date	Estimate #
10/9/2023	5806

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
UNIT #408-I - Front - 8x4 + 3x3 Entry Deck & 3' x 8 Riser Stair Assembly			
* Add toe kick risers only; stain / finish work by others	1	169.36	169.36
UNIT #408-I - Rear - (1) 12x12 Open Deck			
* Nothing, needs stain / finish work by others	0	0.00	0.00
MISC JOB COSTS & CHARGES			
* Daily Mobilization & Material Staging: 6-8 Days x 4 Hours Each Day	24	62.00	1,488.00
* Permits & Admin Charges x 1.5% Of The Total Sale	34,309.01	0.015	514.64
* Dump Fees & Recycling Charges x 1.75% Of The Total Sale	34,309.01	0.0175	600.41
* Fuel, Insurance, & Overhead x 3.75% Of The Total Sale	34,309.01	0.0375	1,286.59
* The executed scope of work may vary from what was quoted * Any items not listed in this estimate or changes made to quantities can be completed at \$85.00 per hour & 30% over wholesales costs * Full payment expected immediately following the completion of any scope of work once invoiced * Pricing based on full execution of the total work presented			
ESTIMATOR'S NOTES: I have looked at, photographed, & recorded each deck type and I have concluded there are many issues to address; Many of the structures appear to be original; Some units have been maintained better than others but most units have not stood the test of time; As you know there are many color variants that have been used from the beginning which makes a cosmetic solution difficult; My focus here is to provide a comprehensive plan to update all decking & railing components including stair framing assemblies; I also plan to address other structural concerns, connections, & flashing details unit by unit as they are observed at additional costs, if any.			
CEDAR TONE FEATURES: #1 grade southern yellow pine; Rich color similar to coastal western cedar; Ground contact level treatment (.15 pcf) has more than double the preservative of above ground level treated wood (.07 pcf); Kiln dried and heat treated prior to pressure treatment; MicroPro® lifetime limited warranty; Recommended color match is Pittsburgh Ultra Advanced Semi-Transparent Stain and Sealant Neutral Base (SKU 553-4627) mixed to Walnut #2029			
ESTIMATE ONLY		Total	\$36,710.65

Sugar Creek Ln COA Patio Door/Window Project 2024



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CEDAR RAPIDS (319) 533-2164
MIKE CUTTER GENERAL CONTRACTOR

Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
ADDRESS: Sugar Creek COA:408-I / 338-B Sugar Creek Lane North Liberty IA			
SCOPE OF WORK: Replace windows and patio doors with Andersen 400 series casement windows and PS6 gliding doors			
BUILD PACKAGE: - Framing Material, Misc Hardware, & Trim Materials		0.00	0.00
* (1) 11" x 75' stretch ZipTape; (1) 4" x 90' straight ZipTape; (2) shim bundles; (2) OSI QuadMax caulk; (2) cans OSI spray foam; All hardware & fasteners;	9	518.72556	4,668.53
* (3) 9/16" x 3" x 10' Pre-finished Poplar Door Casing (White)	15	188.95	2,834.25
* (3) 3/4" color matched vinyl J-channel	15	35.68	535.20
Unit # 358			
BUILD PACKAGE: - Anderson Materials			
* Bedroom 1: 400 Series Twin Casement, CW25, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,935.57	1,935.57
* Bedroom 2: 400 Series Twin Casement, CW24, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,678.99	1,678.99
* Kitchen: 400 Series Casement, CW15, Left, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,008.53	1,008.53
* 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams	2	3,776.35	7,552.70
SITE WORK: - Labor			
ESTIMATE ONLY	Total		

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Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
* Pull vinyl siding & trims around (3) windows inside & out; Save all removed materials for possible re-installation; Some modifications are likely, additional materials will be needed if removed material is not reusable; Necessary adjustments will be made once we observe the raw openings; Pull (3) window units from their openings, Modify any or all openings that need attention; Install ZipTape flexible window sill flashing to all openings & OSI QuadMax caulk; Install (3) window units into their new openings; Install ZipTape straight window flange flashing; Install OSI QuadMax spray foam around all interior window frame gaps	3	1,150.00	3,450.00
* Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	5	380.00	1,900.00
Unit # 360 * Not able to inspect			
Unit # 388A * All windows and doors operate			
Unit # 388B BUILD PACKAGE: - Anderson Materials * 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams	2	3,776.35	7,552.70
## Upgrade Option: Add blinds between the glass - Add \$1,116.69 Each	0	1,116.69	0.00
SITE WORK: - Labor			
ESTIMATE ONLY		Total	

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Estimate

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7/2/2024	6700

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			Project
Description	Qty	Rate	Total
* Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	2	380.00	760.00
Unit # 388C BUILD PACKAGE: - Anderson Materials			
* Bedroom 1: 400 Series Twin Casement, CW25, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,935.57	1,935.57
* Bedroom 2: 400 Series Twin Casement, CW24, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,678.99	1,678.99
* Kitchen: 400 Series Casement, CW15, Left, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,008.53	1,008.53
* 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams	1	3,776.35	3,776.35
SITE WORK: - Labor			
ESTIMATE ONLY		Total	

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Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
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			Project
Description	Qty	Rate	Total
* Pull vinyl siding & trims around (3) windows inside & out; Save all removed materials for possible re-installation; Some modifications are likely, additional materials will be needed if removed material is not reusable; Necessary adjustments will be made once we observe the raw openings; Pull (3) window units from their openings, Modify any or all openings that need attention; Install ZipTape flexible window sill flashing to all openings & OSI QuadMax caulk; Install (3) window units into their new openings; Install ZipTape straight window flange flashing; Install OSI QuadMax spray foam around all interior window frame gaps	3	1,150.00	3,450.00
* Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	1	1,900.00	1,900.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	4	380.00	1,520.00
Unit # 388D BUILD PACKAGE: - Anderson Materials			
* Bedroom 1: 400 Series Twin Casement, CW25, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,935.57	1,935.57
* Bedroom 2: 400 Series Twin Casement, CW24, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,678.99	1,678.99
* 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams	2	3,776.35	7,552.70
ESTIMATE ONLY		Total	

Cutter Construction LLC

Cedar Rapids, IA 52404

Phone # (319) 533-2164
sales@cutterconstructionllc.com
cutterconstructionllc.com



CEDAR RAPIDS (319) 533-2164
MIKE CUTTER GENERAL CONTRACTOR

Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
SITE WORK: - Labor			
* Pull vinyl siding & trims around (2) windows inside & out; Save all removed materials for possible re-installation; Some modifications are likely, additional materials will be needed if removed material is not reusable; Necessary adjustments will be made once we observe the raw openings; Pull (2) window units from their openings, Modify any or all openings that need attention; Install ZipTape flexible window sill flashing to all openings & OSI QuadMax caulk; Install (3) window units into their new openings; Install ZipTape straight window flange flashing; Install OSI QuadMax spray foam around all interior window frame gaps	2	1,150.00	2,300.00
* Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	4	380.00	1,520.00
Unit # 408E			
BUILD PACKAGE: - Anderson Materials			
* Bedroom 1: 400 Series Twin Casement, CW25, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,935.57	1,935.57
* Bedroom 2: 400 Series Twin Casement, CW24, Left-Right Unit 1: Left, Unit 2: Right, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,678.99	1,678.99
* Kitchen: 400 Series Casement, CW15, Left, White w/White Sash / Frame:Pine White - Painted, Dual Pane Low-E4 SmartSun, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb: Pine / White - Painted w/ 6 9/16" Depth (Complete Unit EJs), Hinge with Wash Mode	1	1,008.53	1,008.53
ESTIMATE ONLY	Total		

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Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
* 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams)	2	3,776.35	7,552.70
SITE WORK: - Labor * Pull vinyl siding & trims around (3) windows inside & out; Save all removed materials for possible re-installation; Some modifications are likely, additional materials will be needed if removed material is not reusable; Necessary adjustments will be made once we observe the raw openings; Pull (3) window units from their openings, Modify any or all openings that need attention; Install ZipTape flexible window sill flashing to all openings & OSI QuadMax caulk; Install (3) window units into their new openings; Install ZipTape straight window flange flashing; Install OSI QuadMax spray foam around all interior window frame gaps	3	1,150.00	3,450.00
* Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	5	380.00	1,900.00
Unit # 408F BUILD PACKAGE: - Anderson Materials * 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams)	2	3,776.35	7,552.70
SITE WORK: - Labor			
ESTIMATE ONLY		Total	

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Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

			Project
Description	Qty	Rate	Total
* Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	2	380.00	760.00
Unit # 408G * All windows and doors operate			
Unit # 408H BUILD PACKAGE: - Anderson Materials * 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams	2	3,776.35	7,552.70
SITE WORK: - Labor * Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	2	380.00	760.00
Unit # 408I * Not able to inspect - Per Josh Blunt "All windows and doors are fine"			
ESTIMATE ONLY		Total	

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Estimate

Date	Estimate #
7/2/2024	6700

Name / Address
Open Door Property Management Lee Huedepohl 708 5th St Suite 2 Coralville, Iowa 52241 319-325-7222

Project

Description	Qty	Rate	Total
Unit # 408J BUILD PACKAGE: - Anderson Materials * 200 Series PS Patio Doors 2 Panel, PS6, Assembled Left-Stationary, White w/White Sash / White, Dual Pane Low-E SmartSun, Tempered, Stainless Glass / Grille Spacer, Job Site Applied Standard Interior Extension Jamb : Pine / White - Painted w/ 6 9/16" Depth (Complete Unit Extension Jams	2	3,776.35	7,552.70
SITE WORK: - Labor * Pull vinyl siding & trims around each door, inside & out & save for re-installation, modifications are likely, additional materials may be needed; Necessary adjustments will be made once we observe the raw openings; Pull each door & modify & repair any openings as needed; Install ZipTape flexible sill flashing & OSI QuadMax caulk; Install (1) Andersen 200 series gliding patio door; Install ZipTape straight flange flashing & OSI QuadMax spray foam as needed; Install a new drip cap then install new exterior trim boards to cover as needed; Re-install vinyl J-channels siding	2	1,900.00	3,800.00
* Install interior extension jams: Modify any or all extension jams to fit flush to the drywall or plaster; Install new or existing casing to fit the extension jams and cover as much old paint line as possible	2	380.00	760.00
MISC JOB COSTS & CHARGES * Dump Fees x 2.75% Of The Total Sale	133,197.16	0.0275	3,662.92
* Plans & Permits, & Admin Charges x 2.5% Of The Total Sale	133,197.16	0.025	3,329.93
* Fuel, Insurance, & Overhead x 3.75% Of The Total Sale	133,197.16	0.0375	4,994.89
NOTES: * Any changes, adjustments, or additions made to this estimate's materials or labor calculations will be completed at \$85 per man hour & 30% above material costs, plus any compounding misc job cost rates that apply			
ESTIMATE ONLY		Total \$145,184.80	

Sugar Creek Lane COA Deck-Steps-Windows-Doors Project Summary

Deck/Front Step Project \$36,710.65

Windows/Patio doors/Window Repairs \$145,184.80

Total \$181,895.45

Cutter Construction, LLC has inspected all of the decks, front steps, and patio doors & windows noted on estimates 6700 and 5806.

Here is a rough estimate of what a commercial loan would look like for the whole project. We have provided the Sugar Creek Ln COA financials to Hills Bank. We have also talked to Greensky, provided by Cutter Construction, LLC, which offers no interest for 1 year. At the end of 1 year, if not paid off, the loan converts to an 84-month loan (17.99%-26.99%)

With the rising insurance costs and inflation in general, the average homeowners association monthly dues are \$260.00. The Sugar Creek Lane Condominium Owners Association is responsible for maintaining our neighborhood's standards of appearance, safety, and values for the property owners. In addition, the board must plan for future repairs, expenses, snow removal, insurance, etc., that may arise from managing the association. This mission is made possible through monthly homeowner dues.

Loan amount	\$185,000.00
Term	10 years
Interest rate	9%
Monthly payment (PI)	\$2,343.50
Total principal and interest payments	\$281,220.40
Total interest	\$96,220.40

Cutter Construction – Financing Options

Cutter Construction has partnered with Greensky Financing

- In 2021, Goldman Sachs Acquired GreenSky for about \$2.24 billion.
- **Customer qualifies for up to \$100,000.** If the current job is less than \$100K, if the customer chooses; the balance can be on a future project with Cutter Construction.
- Cutter Construction gets paid directly from Greensky after the project is completed.
- <https://payzer.com/Financing/Calculator/nt/LAPP-82906fa3a39fe01cf5f5cc2a6fbcf7cf>

Option #1 (Most Popular Option)

- 2521 – 12 Months – **No Interest No Pay payment for 12 months**
- Must be paid off before Month 12 end.
- If NOT paid off it converts to an 84-month loan, standard interest rate (17.99 % to 26.99%)

Option #2

- 2611 – 12 Months – **No Interest with Payments** (NO interest if paid off by 12 months)
- If NOT paid off it converts, 36 Months to a standard interest rate (17.99 % to 26.99%)

Loan \$25,000	M Payment	\$903	Loan \$50,000	M Payment	\$1,805
Loan \$75,000	M Payment	\$2,708	Loan \$100,000	M Payment	\$3,610

Option #3

- 2716 – Reduced Rate 6.99% (60 Months Term)

Loan \$25,000	M Payment	\$495	Loan \$50,000	M Payment	\$990
Loan \$75,000	M Payment	\$1,485	Loan \$100,000	M Payment	\$1,980

Option #4

- 2740 – Reduced Rate 9.99% (120 Months)

Loan \$25,000	M Payment	\$330	Loan \$50,000	M Payment	\$660
Loan \$75,000	M Payment	\$990	Loan \$100,000	M Payment	\$1,320

Option #5

- 2720 – Reduced Rate 10.99% (84 Months)

Loan \$25,000	M Payment	\$428	Loan \$50,000	M Payment	\$855
Loan \$75,000	M Payment	\$1,283	Loan \$100,000	M Payment	\$11,710



Estimate

Date	Estimate #
6/21/2024	8322

Estimated for
Lee Huedepohl

Job address, if different than billing:
358, 360 Sugar Creek Ln North Liberty 388A, B, C, D 408E, F, G, H, I & J

Customer Phone	(319) 325-7222
----------------	----------------

Description	Total
Gutter and downspout clean-out on - 358, 360 Sugar Creek Ln North Liberty 388A, B, C, D 408E, F, G, H, I & J	1,100.00T

Prices valid for 60 days
Questions? Call: 319-430-1493
Email: kalonagutters@gmail.com

Subtotal	\$1,100.00
Sales Tax (0.0%)	\$0.00
Total	\$1,100.00