

**Stonehill Community Association
Board of Directors Meeting
February 6, 2006**

Present: Kathy Klein, Dennis Griffin, Janet Stecklein, Keith Unangst, Dennis Griffin, Deb Goar, Dick Koob, Larry Zettel and Stuart Neagle

Absent: Shirley Briggs

Approval of Minutes

President Klein called the meeting to order at 7:00 p.m. Janet Stecklein made a motion to approve the minutes of the Nov 21st. 2005 Homeowner and Board Meetings. Deb Goar 2nd the motion. All board members were in favor and the motion was carried.

There was not a January 2006 board meeting due to lack of quorum.

Treasurer Report

Mr. Zettel presented an expense report for year to date. Snow removal during December has been the main expense.

As of February 1st. there were three assessments that had not been paid. A second notice has been sent with interest added.

Honkamp & Krueger CPA firm will be completing 2005 year end taxes.

The financial report for the year ending 2005 was presented to the board members. Following was discussion of possible ways to cut expenditures.

The board members discussed creating a Homeowner's Committee to complete a financial audit of Stonehill Association. If anyone would be willing to volunteer for this committee please contact a board member.

Building Report

A complaint was made by a homeowner concerning the appearance of a neighbor's chimney. This will be referred to the Architectural Committee.

One bid has been received for replacing shingles on one building. There will be additional bids received for comparison and also investigation into possibly cutting cost by replacing shingles on more than one building at a time.

Grounds Report

There has been some damage to areas of lawn due to the snow plowing. The areas will be repaired in the spring.

There are also areas of the common grounds that have been damaged by moles. This too will be dealt with after warmer weather arrives.

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Both lawn mowing and snow removal contracts are up for renewal this year. Bids will be received within the next several months and presented to the Board.

Architectural Report

Correction to the Nov. 21, 2005 meeting minutes:
Unit 768 had requested updates (not Unit 764).

Unit 833 requested a new garage door. The request was approved.

Old Business

The property survey has been completed. The cost of this survey will be divided between Stonehill Association and a property owner behind Building #1.

Several homeowners have replaced their exterior dusk to dawn light. If you would like to replace your light you may contact Harry Conzett (583-9436).

The Board is still investigating and discussing the possibility of replacing the parking lot lights.

New Business

An Open House will be held on Sunday, Feb. 19th. from 2:00 to 4:00 pm. at 805 Stone Ridge Place. All community members are welcome and encouraged to attend.

Board members discussed the development of a policy manual to distribute to all community members. Please contact a board member if you would have access to any other Association manual that could be used for guidelines.

Dennis Griffin resigned from the position of Grounds & Parking Lot. Dick Koob has volunteered to finish the term through 2006.

One unit that is past due for their assessment payment is for sale. A motion was made by Dennis Griffin to send a letter to this homeowner stating that the assessment needs to be paid up to date by February 20th, 2006 or a lien will be filed on this property with the homeowner responsible for any legal fees incurred. Stuart Neagle 2nd. the motion. All board members were in favor and the motion was carried.

Stuart Neagle brought some concerns to the Board that he had received from homeowners. These items were tabled due to the length that this meeting ran and will be discussed at the next Board of Director's meeting, which will be on February 20th., 2006.

Dick Koob made a motion to adjourn the meeting. Janet Stecklein 2nd. the motion and all board members were in favor. The meeting adjourned at 8:45 pm.

Sincerely Submitted,

Karen Griffin
Secretary