

**Stonehill Community Association
Board of Directors Meeting
February 20, 2006**

Present: Kathy Klein, Dennis Griffin, Janet Stecklein, Keith Unangst, Dennis Griffin, Deb Goar, Dick Koob, Larry Zettel, Stuart Neagle and 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 Feb. 6, 2006 board meeting. Keith Unangst 2nd the motion. All board members were in favor and the motion was carried.

Treasurer Report

There is 1 assessment that is not paid in full. Payment arrangements have been made with the owner.

Please note on any financial reports that you receive that the Picnic Expense has been reclassified to Hospitality Expense.

Building Report

Additional bids for the replacement of shingles will be received in March.

Grounds Report

No report.

Architectural Report

Unit 883 requested to remove shrubs in the front entry of 883 and 885. The committee approved the request for 883 and requires a request to be made from 885 to approve removal in front of that unit.

Old Business

Stuart Neagle has contacted electrical contractors regarding replacement of the parking lot lights. Three different styles were looked at with costs ranging from \$550.00 to \$720.00 per light. The energy efficiency of the lights would not change significantly but the lights would last longer and be brighter. This item of discussion is now tabled until the June Homeowners meeting. The Board would like some feed back from owners in the meantime.

No volunteers have contacted the Board to form an Audit Committee. An outside source may be required.

Kathy Klein has a copy of a policy manual that will be used as a guideline for development of a new manual.

New Business

Amendment: This item was omitted from the Feb. 6th, 2006 board meeting.

The Board received a letter from the owner of Unit 784 requesting replacement of the front downspout due to water/ice accumulation.

Following are items that were tabled from the last Board meeting:

A petition was submitted to the Board to change the color of the buildings. There were 26 signatures in favor. There was a lengthy discussion of pros and cons and possible additional expenses that could arise with trim, soffits, doors, etc. The Board agreed to research further.

A proposal was made to replace the entrance sign to a lighted sign of STONERIDGE rather than Stonehill. Stonehill Community is the legal name of our association and cannot be changed. Dick Koob will check into possibly having a sensor light installed.

There is concern that the approved outdoor light fixture is outdated and a different design would be more appealing. To change the light is the homeowners expense and would require a vote and participation by all homeowners to keep conformity.

A request was made to have light fixtures placed on the back of each unit for security reasons. Requests can be made to the Architectural Committee to have a motion/sensor light installed. Please include with the request the specific location of the light. The cost of the light is the homeowner's responsibility.

Any homeowners that are planning to replace patio doors and/or windows this year should contact a member of the Board. Sources will be looked into for possibly getting a discounted rate and will be discussed at the June Homeowners meeting.

Suggestion has been made to change the Homeowner meetings from evening to daytime. Covenant by-laws state the annual meeting in November be held on the third Monday of the month at 7:00 pm. This is because it is a voting meeting that new board members are elected and the annual budget and assessments are approved. The upcoming June meeting may be held during daytime hours if facility arrangements can be made.

A homeowner had made a request to have a tree replaced by their unit where one had been removed. Trees for Dubuque is an ongoing program that the Board works with and acquires trees as they are available.

Inquiry was made of any homeowner that would be interested in doing electrical work for people of the Association. If you would be interested in this you can contact a member of the board. Any homeowners who would like to recommend a contractor that they have had for painting, plumbing, electrical, etc. can contact a member of the Board to include in the community newsletter.

Larry Zettel presented the Board with costs to develop a Stonehill Community web site. Dick Koob made a motion to proceed with the development. Janet Stecklein 2nd. the motion. All board members voted in favor and the motion carried. Larry Zettel has volunteered to begin building the website. Contact a board member with any suggestions to include on the site.

Alliant Energy has requested to remove some trees and limbs behind Buildings #7 and #9 as they have grown into the electrical lines. Larry Zettel made a motion to approve and Janet Stecklein 2nd. the motion. All board members were in favor and the motion was approved. Alliant will be responsible for removal of all wood and debris.

A request was made by several homeowners to add some plantings/flowers to an existing bed on common grounds next to Bldg. #10. The homeowners have agreed to maintain the area. The board has requested that the homeowners submit a proposal with costs for plants and materials that would be needed.

President Klein requested approval from the Board to meet with the association attorney for counseling regarding the covenants & by-laws of the Association. The request was approved.

A letter from a homeowner was presented to the Board requesting a date for staining of the buildings this year. There is not a specific date determined at this time but notice to homeowners will be given before work begins. Buildings to be stained this year are 1, 14 and 15. If you have any need for repairs on your unit you need to communicate this to the Board of Director's.

The next Board of Director's meeting is scheduled for March 20, 2006 at Kathy Klein's.

Dennis Griffin made a motion to adjourn the meeting. Keith Unangst 2nd. the motion and all members were in favor.
The meeting adjourned at 8:55 pm.

Respectfully Submitted,

Karen Griffin
Secretary