

**Stonehill Community Association
Board of Directors Meeting
April 17, 2006**

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

Excused: Keith Unangst

Amendment to March 20, 2006 Meeting Minutes:

Unit #902 reported under the Architectural Report was incorrect. Unit #907 requested replacement of doors, windows and garage doors.

Approval of Minutes:

The meeting was called to order at 7:00 p.m. Janet Stecklein made a motion to approve the March 20th meeting minutes. Dennis Griffin 2nd the motion. All board members were in favor to accept the minutes as amended and the motion carried.

Treasurer Report:

Mr. Zettel e-mailed the financial report to all board members prior to the meeting. Cost for the internet service has been included under the Administrative expense account.

Another payment has been received on the one delinquent assessment.

Building Report:

Bids for staining of the buildings should all be received by May 1st.

Some planter boxes needing repaired will be taken care of soon.

Larry Zettel made a motion to authorize up to \$1000.00 to begin gutter and downspout maintenance. This will include replacement of tie downs that are missing, repair, and lifting of the gutter screens. Dennis Griffin 2nd the motion. All board members voted in favor and the motion carried.

There are some homeowners who are interested in having their decks sealed. If you would like to have this service done please contact a board member and the Board will then inquire about getting a possible discount for a group rate.

Grounds Report:

Mr. Koob has received costs to remove the stumps from behind Building #1 where trees were removed last fall. Mr. Zettel made a motion to spend up to \$300.00 for the removal and cleanup. Dennis Griffin 2nd the motion. All board members voted in favor and the motion carried.

A retaining wall was built around the electrical meters behind Building #11. There possibly may be additional areas done later in the year if funds permit.

It was reported that there are Mediacom cables exposed behind some of the units. It is the homeowner's responsibility to contact Mediacom if the cable running to their unit is exposed. The lawn care people are not responsible if cable is damaged during mowing.

Mr. Koob will be receiving bids to apply additional mulch where needed.

Trees for Dubuque will be contacted in regard to adding some trees to the common grounds.

Architectural Report:

Unit #890 made a request to replace a screen door. The request was approved.

Some Board members will be accompanying members of the Architectural Committee on the annual walk around during the first part of May. Homeowners should direct questions and concerns regarding common areas to Board members.

Old Business:

The June Homeowners meeting will be on Sunday, June 11th. at 1:00 p.m. The meeting will be held at Mt. Saint Francis. This meeting is being held on Sunday afternoon in response to a suggestion by some of the homeowners.

Mr. Zettel made inquiries into the cost of having a professional audit done. Prices ranged anywhere from \$500.00 to \$4000.00 depending on how thorough an audit that would be requested. The board would like the audit to be completed by the June homeowners meeting. **If there are no volunteers from non board members of the community by next month's board meeting the board will hire from outside. The last audit done by community members took approximately 3 hours to complete. Please consider helping to curtail expenses by volunteering your time.**

A copy of the survey completed of the property was received and will be forwarded to the Association attorney.

President Klein has received the up to date Covenants and By-Laws, which are in effect until 2019. The Board will attempt to have a rough draft of a Policy & Guideline Manual to present at the June homeowners meeting.

The condition of dumpsters will be looked at during the Architectural Committee walk around and determined which are in most need of replacement. The board encourages all homeowners to look at the new dumpster that was constructed last fall which is located in front of Buildings 9 & 14 and submit any comments or feedback that you may have in writing to the Board of Directors.

New Business:

Mr. Zettel received costs to increase the coverage of employee dishonesty/bond insurance

for the Association. Association assets have grown and additional coverage is needed. After discussion of board members a motion was made by Dennis Griffin to increase the coverage from \$50,000.00 to \$200,000.00. Janet Stecklein 2nd the motion. All board members voted in favor and the motion carried.

Kathy Klein received a notice from the Association insurance company regarding liability insurance to cover Board members. More information will be gathered from the Association attorney and insurance company before the Board considers adding this coverage.

Reminders:

Association web site: Please e-mail any comments or suggestions that you may have regarding our Association. The website address is **www.stonehillcommunity.org**.

Community Wide Garage Sale: The Community garage sale will be held on Saturday, May 20th. from 7:00 to 1:00. You may contact Darlene Conzett with any questions regarding the sale.

Dennis Griffin made a motion to adjourn the meeting @ 8:35 p.m. Dick Koob 2nd the motion and all board members were in favor.

The next Board of Director's meeting is scheduled for May 15th. at Kathy Klein's.

Sincerely Submitted,

Karen Griffin
Board Secretary

