

**Stonehill Community Association
Board of Directors Meeting
May 15, 2006**

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

Excused: Janet Stecklein, Stuart Neagle and Shirley Briggs

Approval of Minutes

The meeting was called to order at 7:00 p.m. Larry Zettel made a motion to approve the minutes of the April 17 meeting. Dennis Griffin seconded the motion. All board members were in favor to accept the minutes and the motion carried.

Treasurer Report

The financial report had been e-mailed to Board members prior to the meeting and was reviewed.

Another payment has been made on the one past due assessment.

Building Report

A bid was received from Esser Contracting to perform repairs on Building #1. There was also a bid received to do the staining and painting of Buildings 1, 14, & 15. Larry Zettel made a motion to accept both bids. Dennis Griffin 2nd the motion. All board members were in favor and the motion carried.

Two bids were received to repair the roofs of Buildings #1 and #3. Dick Koob made a motion to award the roof contract to Davis Roofing for a cost of \$26,000.00. Dennis Griffin 2nd the motion. All board members were in favor and the motion carried.

Some complaints were received regarding the gutter screens. A bid was received of \$900.00, which includes lifting of the screens, replacement of tie downs, and repair as noted in last month's minutes. The gutters will also be cleaned out if needed.

It was reported that a downspout on Building #3 is missing. This will be replaced.

Unit #858 reported a problem with water build up around the fascia on the front of the unit. Mr. Unangst will contact a contractor to investigate the problem and get direction.

Grounds Report

The lawn mowing has been off schedule due to the many days of rain that we had been receiving.

The stumps behind Building #1 have been removed.

A bid of \$700.00 was received from College Lawn Care to apply mulch to all the trees on the grounds. Keith Unangst made a motion to accept this bid and Dennis Griffin 2nd. All board members voted in favor and the motion carried.

All cedar rail fences have been put up.

One bid has been received for seal coating and repair on parking lots. The Board has requested two more for comparison.

It has been reported that a large tree may be dying on the median between Buildings 10 and 12. A professional will be contacted to survey the tree and get opinion.

Dick Koob will be receiving bids to replace retaining walls around the electrical meters. This will be further discussed at the June Board of Directors meeting.

Architectural Report

Unit #921 submitted a request to replace patio doors and a window. The Architectural Committee approved and Dick Koob made a motion to accept. Keith Unangst 2nd the motion and all voted in favor. Motion carried.

Unit #905 submitted a request to put in plantings at the entrance, garage, patio area and deck planters. The Architectural Committee approved with the understanding that the homeowner will be responsible for all maintenance. Dick Koob made a motion to accept this request and Keith Unangst 2nd. All voted in favor and the motion carried.

Unit #815 submitted a request to add an awning to their four seasons room. The Architectural Committee approved this request noting that the color must be brown. President Klein made a motion to approve the request and the motion passed with a 5 – 1 vote.

Unit #827 submitted a request to purchase 2 trees and plant behind the deck. After discussion it was determined that more specifics are needed such as size of the trees and the exact location of planting. The Board has instructed Grounds to work with this homeowner for a specific plan.

Old Business:

There has been one person who has volunteered to participate with the audit. Board members will be approaching other members of the community to ask for assistance in forming a committee to complete the audit.

The Architectural Committee walk around was completed on May 2nd. The Architectural Committee will follow up with a report and present to the Board of Directors.

A committee is working on a new format for a Policy & Guideline Manual. This will be discussed further at next months board meeting.

President Klein spoke with the association attorney regarding liability insurance for Board members. More discussion is needed among board members before a decision will be made.

There was no feedback or comments from homeowners regarding the condition of current dumpsters or the design of the new dumpster that was constructed last fall. After discussion of board members and by recommendation of the Architectural committee it was decided that the dumpsters located in front of Building 7 and Building 3 were in most need of replacement. A member of the community has volunteered to repair the lid on a dumpster located between Buildings 10 & 12.

New Business

None

Reminders

Assessments will be sent out the first of June for those who pay on a bi-annual basis. These assessments are due on July 1st.

The June Homeowners meeting is June 11th. beginning at 1:00 p.m. The meeting will be held at Mt. Saint Francis. This meeting is being held during the day in response to requests made by some of the homeowners. Please try to attend and encourage your neighbors to attend also.

Dennis Griffin made a motion to adjourn the meeting at 8:15 p.m. Deb Goar seconded the motion and all board members were in favor.

Sincerely Submitted,

Karen Griffin
Board Secretary

