

**Stonehill Community  
Bi-Annual Homeowners Meeting  
June 11, 2006**

President Klein called the meeting to order at 1:00 p.m. Board members present included Kathy Klein, Larry Zettel, Dick Koob, Dennis Griffin and Janet Stecklein. All homeowners present introduced themselves with their unit number and the number of years that they have lived at Stonehill Association. There were 25 units in attendance including the board members.

**Approval of Minutes**

Motion was made to accept the minutes of the November 21, 2005 Homeowners Meeting. Darlene Conzett 2<sup>nd</sup> the motion. All present were in favor and the motion carried.

**Treasurer Report**

Mr. Zettel presented a copy of the current financial report to date. A short discussion followed with explanation of the expenses that will be coming up in the next several months such as parking lot repair, dumpster replacement and roof repair.

There are three community members that have agreed to complete a financial audit.

Reminder – For those who pay assessments on a bi-annual basis that balance is due on July 1<sup>st</sup>, 2006.

It is required that all homeowners forward a Certificate of Insurance to the Association each time that their homeowner insurance comes due. You can mail a copy to 800 Stone Ridge Place.

Mr. Zettel is in the process of building the Stonehill Community web site. Please return the mailing that was sent to you at the first of the month requesting information to include on the web site.

**Grounds**

Mulching around the trees is almost complete.

College Lawn Care has been mowing the grounds and is now back to a regular schedule. There have been a few concerns brought up by homeowners and Mr. Koob will address this with the lawn service. **Please do not contact College Lawn Service yourself if you have a problem or concern. Get in touch with Mr. Koob and he will take care of discussing with the lawn service.**

A letter was presented to President Klein from a homeowner requesting the entrance sign be replaced and a different color used for staining of the buildings. Both if these issues had been discussed at prior Board of Director meetings and tabled. Both

suggestions would be costly. The change of the color of the buildings would present considerable financial and architectural challenges for the association.

### **Buildings**

Repairs and staining have been completed on Building #1. Buildings 14 and 15 are in the process of staining at this time.

### **Architectural**

The Architectural Committee completed the spring walk around report and has turned it over to the Board of Directors.

### **Old Business**

President Klein and a volunteer committee are working on the Policy & Guideline Manual. Once completed, copies will be distributed to all homeowners.

Stuart Neagle investigated replacement of parking lot lights. It was determined that replacing the lights will not be less expensive than what we have now and the lights would be brighter. After discussion by the Board it was decided to not move ahead at this time as the brighter lights may be a nuisance to some of the units close to them.

A homeowner reported that the dumpster that serves Buildings 2 and 6 is falling apart. The Architectural Committee will be contacted to give their recommendation to the Board.

### **New Business**

Please notify a neighbor or board member if you are going to be away for a period of time. There has been concern for neighbors when newspapers pile up outside of units that the homeowner is safe & well.

Please contact a board member if you would like to have a copy of the Association Covenants. There will be a small fee for copying costs.

Harry Conzett made a motion to adjourn the meeting at 1:55 p.m. Dennis Griffin 2<sup>nd</sup> the motion. All voted in favor and the motion carried.

Sincerely Submitted,

Karen Griffin  
Board Secretary

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**Stonehill Community  
Architectural Committee  
Spring Walk - Around  
May 2, 2006**

**Homeowners' Responsibilities**

**Building #1**

766 - Deck structure needs replacing  
768 – Deck boards need repair  
770 – Bushes need trimming - impeding efficient heat pump operation, unused pots stored at end of the building, wastebasket left out and planter falling apart

**Building #3**

860 – Patio needs replacing

**Building #4**

886 – Bird house attached to building exterior on west wall

**Building #6**

830 – Decking seriously deteriorating  
840 – Decking seriously deteriorating  
834 – Cable runs over the ground

**Building #7**

805 – Patio is cracked  
807 – Wood stored on patio  
809 – Flower bed needs to be weeded  
813 – Shrub at entry needs pruning

**Building #9**

Deer feeder is located on common ground. Whoever put it up should remove or the association will.

819 – Flower beds at rear need cleanup  
821 – Flower beds at rear need cleanup  
823 – Flower beds at rear need cleanup

**Building #10**

921 – Planted bed at rear needs cleanup

**Building #12**

Does the owner of the end unit agree to be responsible for the plantings at the end of the unit? If not, the area should be planted in grass.

887 – Cable runs across ground at rear of unit

**Building #13**

877 – Clean up patio area

885 – Awning needs repair

**Areas noted as being excellent examples of exceptional plantings:  
825, 907, 909, 913 among others.**

**An evening “drive around” found that more than 70% of homeowners’ front entry lights were on.**

## **Community Responsibilities**

### **Building #1**

Washout problem at end of building, bricks cracked at side of building, area at rear of building needs weeding and mulching, tree at rear of building has a dead limb which needs to be removed.

- 760 – Facie boards need replacing
- 762 – Facie boards need replacing
- 764 – Facie boards need replacing
- 764 – Common privacy wall rotted
- 766 – Common privacy wall rotted

### **Building #2**

- 780 – Privacy board needs repair

### **Building #3**

Tree needs to be trimmed, planting at rear of building needs weeding and cleanup

- 854 – Remove arborvitae at rear. Owner will be contacted to get agreement.
- 858 / 860 – Downspout is missing. Remove arborvitae at rear. If the owner does not wish to care for the trees the community will remove them after August 15<sup>th</sup>.
- 860 – Warped boards

### **Building #4**

- 886 – Facie boards at carport has dry rot
- 888 – Privacy boards are warped, downspout at rear needs rerouting
- 890 – Facie board needs repair

### **Building #5**

Add top soil and seed at the end of the unit, trim tree

- 870 – Privacy walls need repair
- 872 – Privacy walls need repair
- 876 – Privacy walls need repair
- 878 – Tuck-point bricks on end wall of building

**Building #7**

Area at rear needs cleanup

813 – Extend downspout

**Building #8**

859 – Area over garage – gap between pieces of siding needs caulking

**Building #10**

915 – Privacy board needs repair, wasp nest in louver

**Building #12**

North end of building – retaining wall needs repair

**Building #14**

829 – Downspout needs to be extended at rear of unit

839 – Wood patch on north wall

841 – Brick on east wall needs mortar

**Building #15**

847 – Board at entry needs replacing

**Stonehill Association  
Board of Directors Meeting  
June 11, 2006**

**Present:** Kathy Klein, Larry Zettel, Janet Stecklein, Dick Koob, Dennis Griffin, Shirley Briggs

**Absent:** Deb Goar, Keith Unangst, Stuart Neagle

**Approval of Minutes**

Janet Stecklein made a motion to approve the minutes of the May 15, 2006 board meeting. Dennis Griffin 2<sup>nd</sup> the motion. All board members voted in favor and motion carried.

**Treasurer Report**

The financial report was discussed at the Homeowners Meeting held prior to the Board meeting.

Mr. Zettel reported he had received 13 mailings from homeowners requesting information that could be posted on the web site.

**Grounds**

Urban Tree Care Specialist was called to inspect several of the trees on common grounds that are dying. It was his opinion that the trees are beyond saving and should be removed. He gave some excellent advice regarding different species of trees that are acceptable to the type of soil in our area and the care that is needed to maintain the trees.

Don Steger has volunteered to work with Trees for Dubuque to obtain some new trees to plant on our grounds.

Mr. Koob is in the process of getting bids on pruning and spraying of evergreens, especially along Stone Ridge next to the sidewalk.

Bids for replacement of retaining walls around the electrical meters have not come in yet.

Three bids were received for repair of parking lots. Dennis Griffin made a motion to accept a bid from Apel Parking Lot Service in the amount of \$8370.00. Janet Stecklein 2<sup>nd</sup>. the motion. All board members voted in favor and the motion carried.

**Buildings**

The Board will be investigating the cost for replacement of skylights on entryways. Once the costs are received the Board will make its recommendation to the Architectural Committee.

**Architectural**

The spring walk around was completed and recommendations given to the Board of Directors. Attached are these recommendations for homeowners and for the community.

Unit 888 – requested approval to install a new storm door

Unit 766 – requested approval to replace patio and deck doors

Larry Zettel made a motion to approve both requests. Janet Stecklein 2<sup>nd</sup> the motion. All board members voted in favor and motion carried.

Dennis Griffin made a motion to adjourn the meeting at 2:55 p.m. Janet Stecklein 2<sup>nd</sup> the motion. All board members voted in favor and motion was carried.

The next Board of Directors Meeting will be held on Monday, July 17<sup>th</sup>., at Kathy Klein's.

Respectfully Submitted,

Karen Griffin  
Board Secretary