

**Stonehill Community
Board of Directors Meeting
July 18, 2006**

Present: Kathy Klein, Dick Koob, Deb Goar, Janet Stecklein, Keith Unangst, Dennis Griffin and Shirley Briggs

Excused: Larry Zettel

Approval of Minutes

President Klein called the meeting to order at 7:00 pm. Dennis Griffin made a motion to approve the minutes of the June 11, 2006 board meeting. Keith Unangst 2nd. the motion. All board members voted in favor and the motion carried.

Treasurer Report

None

Grounds Report

Urban Tree Care has been contacted to spray the evergreens along Stone Ridge Place. Due to a death in the family a date has not been determined at this time.

Kaufman Tree Service submitted a bid of \$800.00 to trim tree branches that are too close to buildings and to remove bad limbs and dead wood from trees on the common grounds. Dennis Griffin made a motion to accept this proposal. Keith Unangst 2nd. the motion. A vote was taken and all board members voted in favor. Motion carried.

Parking Lots – Repair was done to the parking lot in front of Building #4 and also some areas in front of Building #1. The filling of cracks and sealing of parking lots will take place as follows:

Wed., July 26th – Areas in front of Buildings 7, 8, 9, 14, and 15
Thurs., July 27th – Areas in front of Buildings 3, 4, and 5
Mon., July 31st – Areas in front of Buildings 1, 2, and 6
Tues., Aug 1st – Areas in front of Buildings 10, 11, 12, and 13

All car traffic will be banned from 7:00 a.m. on the day of the resealing until after the barricades are removed. This should take approximately 2 days from start to completion. During this time please park on the street or areas that are not barricaded.

A second application of weed control was applied by the lawn service. There are also some areas that have been reseeded. The Board has asked that any homeowners who are close to these areas to please water if needed.

There have been reports of some areas that are not being weed wacked sufficiently. Mr. Koob will speak with the lawn care people regarding this.

A bid of \$750.00 was submitted to build retaining walls around the electrical meters behind Buildings 7 and 9. Dennis Griffin made a motion to accept this bid and Janet Stecklein 2nd. the motion. A vote was taken and all board members voted in favor. Motion carried.

Thank You to all who have adopted flower beds on common grounds and are taking care of the plantings and maintenance.

Buildings

A bid of \$1500.00 was received to clean the gutters on all of the buildings. More discussion is needed regarding this before a vote will be made.

Repair was completed on gutters and it has been noted that there are several units that need extensions installed for drainage.

The staining and repairs of Buildings 1, 14, and 15 is completed.

The roof has been replaced on Building #3.

A price of \$20.00 per unit was submitted to paint the chimneys. If you would like more information regarding this please contact Dick Koob.

A homeowner recently had R & R Window Cleaning clean outside windows on her unit. It was reported that the cost was very reasonable.

Architectural Report

Unit 855 requested to replace the storm door on their unit. The Architectural Committee approved with the stipulation that the color conforms with standards set. Dennis Griffin made a motion to accept the request. Keith Unangst 2nd. the motion and all board members voted in favor.

Old Business

Costs were received regarding the replacement of skylights on entrances of the units. After discussion it was determined that a meeting is needed with the Board of Directors and the Architectural Committee.

The Community Responsibilities listed during the Spring Walk-Around are being taken care of as time permits. Homeowners who have taken care of their personal repairs should contact a board member or Architectural committee member to be noted.

Reminder: It is the responsibility of the homeowner to ensure that roof vents are clean and that screens have been applied to prevent bird nests and debris. Debris accumulated in the vents is a fire hazard to your own unit as well as your neighbors.

The financial audit is near completion. Thank you for those who volunteered their time for this task.

President Klein presented a rough draft of policies for Stonehill Association. Board members will review the draft before next months meeting and discussion will then follow with comments and suggestions.

New Business

The Recording Secretary for the Association has given notice that she will resign from her position after the November Bi-Annual Homeowners Meeting. Please contact Kathy Klein if you would be interested in filling this position.

Stuart Neagle submitted his resignation as an Associate Director on the Board of Directors as he and his wife have relocated. The Board is seeking a replacement to fulfill the remainder of this term. You may contact any board member if you would like to complete this term.

All homeowners should have received a notice for the 2006 Stonehill Community Picnic. The picnic will be held on Saturday, Sept., 23rd. behind building #6 as before. Tents, tables, and chairs are furnished. The meal will be catered by The Barn from Sherrill with table services furnished. The picnic will begin at 4:30 pm. with dinner to be served at 5:30. Reservations must be made by Sept. 18th with Janet Stecklein. Janet can be contacted at 583-6427 or by e-mail at jansteck@earthlink.net.

A former member of our community, Ruth Sauser, the wife of former board member Bill Sauser passed away last week. Memorials can be sent to Holy Ghost Parish here in Dubuque.

The August Board of Directors Meeting will be held on August 21st, 2006 at Kathy Klein's home.

Dennis Griffin made a motion to adjourn the meeting and Janet Stecklein 2nd. the motion. All board members voted in favor and the meeting adjourned at 8:20 p.m.

Sincerely Submitted,

Karen Griffin
Board Secretary