

**Stonehill Community  
Board of Directors Meeting  
August 21, 2006**

**Present:** Kathy Klein, Dick Koob, Deb Goar, Mike Neyens, Larry Zettel, Keith Unangst, Dennis Griffin and Shirley Briggs

**Excused:** Janet Stecklein

**Discussion with Architectural Committee:**

The meeting started at 7:00 p.m. with a discussion with two representatives of the Architectural Committee. The primary topic was skylights/covers on entrances to units. Several contractors were called to get a professional opinion regarding the placement of the current skylights—those added after the buildings were built—and it was determined that the skylights are causing damage to the roofs and are detrimental to the buildings. There was a lengthy discussion concerning who is responsible for the cost and maintenance of these skylights. A motion was made by Dick Koob that the Association will absorb the cost of having the skylights removed as roofs are being replaced. Homeowners who wish to have outside skylights placed will need to submit a request to the Architectural Committee and receive approval from both the Architectural Committee and Board of Directors. As with all skylights, all materials, installation, and maintenance of the skylights will be the responsibility of the homeowner. If roofs are damaged because of the placement of skylights, the cost of repair to the roof will also be the homeowner responsibility. Mike Neyens 2<sup>nd</sup>. this motion. Board members voted and the motion passed with a vote of 6 – 1.

The Architectural Committee made several suggestions to the draft of Policies that is being updated.

**Approval of Minutes**

Keith Unangst made a motion to approve the minutes of the July 18, 2006 board meeting. Dennis Griffin 2<sup>nd</sup>. the motion. All board members voted in favor and the motion carried.

**Treasurer Report**

The financial report was submitted to board members via e-mail prior to the board meeting and was reviewed. The report has been posted on the community website for those who are interested.

There is one past due assessment. Payments are being made on a continuing basis.

**Grounds Report**

The resealing of parking lots has been completed. Thank you to all who moved cars to keep this project moving along smoothly.

The retaining walls around electrical meters behind Buildings 7 & 9 have been completed.

Pfab Tree Service was called to look at the arborvitae trees along Stone Ridge Place. Their recommendation was to apply an insecticide/fungicide to the trees and follow with a deep fertilization with another insecticide/fungicide application next spring. Larry Zettel made a motion to accept their bid of \$500.00. Dennis Griffin 2<sup>nd</sup>. the motion. Board members voted all in favor and the motion carried.

The areas of grass that were reseeded are coming along quite well. The Board extends appreciation to all who helped with watering when needed. There will be a weed control application applied to the grounds yet this fall.

### **Buildings**

The roofs have been completed on Building 1 and all staining is completed.

Some of the homeowners have had their chimneys painted and are pleased with the results. If you would like to have this service done you may contact Dick Koob or Keith Unangst to get the contact name and phone number. As reported in last month's minutes, cost to have the painting done is \$20.00.

A homeowner reported a wasp problem. Keith will follow up with this and spray.

### **Architectural Report**

Unit #855 submitted a request to replace some windows. The Architectural Committee approved. Larry Zettel made a motion to accept this request and Keith Unangst 2<sup>nd</sup>. All board members voted in favor and the motion carried.

### **Old Business**

Mr. Rollins and the Manpower helper have been working on tasks that were outlined on the Architectural Committee walk around. There are some items that a contractor is needed for and these will be completed by the end of the year. Mr. Rollins has also been taking care of trimming of shrubs on common grounds. The Board is looking for someone to take over the task of overseeing the Manpower worker, since Mr. Rollins has asked to be relieved of this responsibility at the end of the year. The entire community has benefited from and is grateful for his service. Please consider volunteering for this task.

President Klein has been in contact with the Certainteed company regarding a settlement for defective shingles on the buildings. She has been told that this should be resolved by the end of the month and that a settlement is forthcoming.

An updated draft of the Stonehill Community Policy Manual was distributed to all board members. Members will review and make any recommendations or additions to President Klein prior to September 5<sup>th</sup>. It has also been asked that the Architectural Committee submit input also. A work session is scheduled on the 5<sup>th</sup>. It is the goal of the Board to have the manual completed by the November homeowners meeting.

**New Business**

It has been brought to the attention of the board of directors that personal items such as lawn ornaments, statues, etc. have been placed on common ground areas. This is in violation of the Association Covenants. Please contact a board member if you are uncertain as to what is considered common grounds of the property.

**A Policy Work Session will be held at 7:00 p.m. on September 5<sup>th</sup> at Kathy Klein's home.** All Board members are encouraged to attend if possible.

**The monthly Board of Directors will be held on September 18<sup>th</sup> at 7:00 p.m. at Kathy Klein's home.**

Dennis Griffin made a motion to adjourn the meeting. Keith Unangst 2<sup>nd</sup>. and all members voted in favor. The meeting adjourned at 8:50 p.m.

Sincerely Submitted,

Karen Griffin  
Board Secretary

***ALL HOMEOWNERS ARE ENCOURAGED TO ATTEND THE COMMUNITY PICNIC ON SEPTEMBER 23 STARTING AT 4:30. PLEASE LET JANET STECKLEIN KNOW YOU ARE COMING. COST IS \$3.00 PER PERSON.***