

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

Present: Kathy Klein, Dick Koob, Deb Goar, Mike Neyens, Larry Zettel, Keith Unangst, Janet Stecklein and Shirley Briggs

Excused: Dennis Griffin

Approval of Minutes

President Klein called the meeting to order at 7:00 p.m. Dick Koob made a motion to accept the minutes of the August 21st, 2006 meeting. Mike Neyens 2nd. the motion. All board members voted in favor and the motion carried. Janet Stecklein made a motion to accept the minutes of the special board meeting held on September 5th, 2006. Dick Koob 2nd. the motion. All board members voted in favor and the motion carried.

Treasurer Report

There is currently 1 past due assessment.

An up to date financial report has been posted on the Stonehill Community web site.

Grounds Report

The fall application of weed control has been applied.

It was brought to the attention of the Board members that 2 parking lot lights were out. It has been reported and the lights should be fixed in the near future.

Unit #830 has contacted the Board regarding a drainage problem at the unit. After discussion among board members it was agreed that the Association is responsible to repair the drainage by the wall of the unit. Mr. Koob will investigate methods of repair.

Fertilization was applied to the arborvitae trees on Stone Ridge Place.

Kaufman Tree Service did some trimming of trees around Buildings 1 and 4. The maximum amount budgeted for the trimming was used. It is possible that more trimming will be done next year.

Buildings

Mr. Unangst met with Davis Roofing to investigate the roofs of buildings that have not yet been replaced. It was determined that Buildings 10 and 11 were in the most need of repair. A bid of \$20,600.00 was submitted for Building 11 and \$18,600.00 for Building 10. Larry Zettel made a motion to accept the bid and to have the work completed yet this year. Dick Koob 2nd. the motion. The Board voted with all members in favor and the motion carried. Mr. Unangst will meet with Davis Roofing again to prioritize the remaining buildings with a goal of having all completed within the next 2 years.

Unit 855 has reported a problem with their new entrance light not turning off. Dick Koob will contact the owner with suggestions to resolve the problem.

Unit 819 reported that there is a leak near the entryway since the new roof was put on. Davis Roofing has been made aware of the leak and will repair when here replacing the roofs on buildings 10 & 11.

Unit 833 has reported a problem with the downspout. An extension will be installed.

Architectural Report

Unit 919 has requested to replace all the windows in the unit and the Architectural Committee has approved the request. Larry Zettel made a motion to accept the approval and Janet Stecklein 2nd. the motion. All board members voted in favor and the motion carried.

Unit 907 has requested approval for the placement of statues that had previously been placed in the flowerbed on common grounds next to Building #10. The Architectural Committee has recommended that this request be denied. Larry Zettel made a motion that the religious statue be removed and the owl statues to remain in the flowerbed. Janet Stecklein 2nd. this motion. A vote among board members followed with 6 in favor and 1 opposed. The motion carried.

Unit 907 also requested approval for the placement of a statue and flowerpots that had previously been placed on rocks and a wall on common grounds behind Building 10. The Architectural Committee has recommended that this request be denied. Larry Zettel made a motion that the statue should be removed. Mike Neyens 2nd. the motion. A vote was taken among the board members with 5 in favor and 2 opposed. The motion carried. Mike Neyens then made a motion to approve the placement of the flowerpots. Larry Zettel 2nd. this motion and the board voted unanimously in favor. Motion carried.

These requests led to a lengthy discussion among the board members in regard to placement of items on common grounds. President Klein will contact the Architectural Committee to develop a list of items that are currently placed on common grounds that are non-compliant and distribute this list to all homeowners. In the future, **any homeowner who would like to place items on common grounds should first submit a request to the Architectural Committee for review.**

Old Business

Policy Manual: A draft document of the updated policy manual will be distributed to all homeowners the first part of November. The Board asks that homeowners review the draft and bring it with them to the Homeowners Meeting at the end of November for discussion. A final manual will then be distributed at the beginning of next year.

A confidentiality agreement regarding the roofs was distributed to all homeowners with the copy of the September 5th. special meeting. The Board must have this agreement returned by all homeowners. Please give your agreement to a board member or mail it to 805 Stone Ridge Place.

New Business

It is the time of year that fireplaces are again being used. The Board will check into getting costs for inspections and cleanings of chimneys.

The November Bi-Annual Homeowners Meeting has been scheduled for November 27th. 2006 at Mount St. Francis beginning at 7:00 p.m. Please make an effort to attend the meeting. Budget and assessments for the coming year will be discussed.

There are several board members whose terms are expiring. These members are Keith Unangst, Deb Goar and Dennis Griffin. An election will be held at the Homeowners Meeting in November. Please consider volunteering for a position on the Board of Directors. Also, the recording secretary will be resigning her position after the November meeting. If you are interested in taking up this position you may contact Kathy Klein.

Due to conflicts with board members' schedules the next Board of Directors monthly meeting will be held on a Tuesday. The meeting is scheduled for October 10th. at 7:00 p.m. at Kathy Klein's home.

Deb Goar made a motion to adjourn the meeting. Mike Neyens 2nd. the motion. All members voted in favor. The meeting adjourned at 8:50 p.m.

Sincerely Submitted,

Karen Griffin
Board Secretary