

**Stonehill Community Association  
Board of Directors Meeting  
October 10, 2006**

**Present:** Kathy Klein, Dennis Griffin, Janet Stecklein, Keith Unangst, Dick Koob, Larry Zettel, and Mike Neyens

**Excused:** Deb Goar, Shirley Briggs

**Approval of Minutes**

President Klein called the meeting to order at 7:00 p.m. Dennis Griffin made a motion to approve the minutes of the Sept. 21, 2006 board meeting. Janet Stecklein 2<sup>nd</sup>. the motion. All board members were in favor and the motion carried.

**Treasurer Report**

There is one assessment that is delinquent. Another billing will be sent via certified mail to the homeowner. Mike Neyens made a motion that unless payment is made by the next Board of Director's meeting a lien will be issued against the property. Keith Unangst 2<sup>nd</sup>. this motion. A vote was taken among board members and all voted in favor. The motion carried.

**Building Report**

Roofing on Building #11 has been completed. Building #10 should be completed within the next week.

Present dumpsters will be repaired. No new dumpsters will be constructed yet this year. Board will revisit dumpster issue in 2007.

**Grounds Report**

Kathy Klein planted shrubs behind Building #7 and has been taking care of the watering.

Three \$30.00 certificates were purchased through Trees for Dubuque. They are worth \$180. Keith Unangst will contact Splendid Valley Nursery for direction in suitable species of tree and planting.

Dick Koob will be checking with the lawn mowing service regarding fall cleanup.

**Architectural Report**

Unit 883 requested approval to install a satellite dish. The Architectural Committee recommends approval with stipulations of installation. After discussion among board members a motion was made by Larry Zettel to deny the request at this time and refer back to the homeowner as to a precise location for the installation of the dish as the board will not approve installation on common ground. Mike Neyens 2<sup>nd</sup>. the motion. All board members voted in favor and the motion carried.

Unit 860 requested approval to replace the entrance side walk and the lower patio concrete. Larry Zettel made a motion to approve this request with the understanding that exposed aggregate of the same size being removed is used for the replacement. Dennis Griffin 2<sup>nd</sup>. the motion. All members voted in favor and the motion carried.

### **Old Business**

The Board is still investigating costs to have chimney inspections done.

There have been 59 Confidentiality Agreements signed and returned to the Board. **Anyone who has not yet turned in their copy please do so by the next Board of Director's meeting.** You may contact any board member if you have questions regarding the agreement.

A draft of the new Policy Manual will be distributed to all homeowners the first part of November. Please review the draft prior to the Homeowner's Meeting in November. The Board will be asking for suggestions and input for the manual at the homeowner's meeting and plan to have the final Policy Manual completed by the first of the year.

### **New Business**

Larry Zettel presented the 2007 Budget Worksheet to board members. All items were reviewed by the members of the board. Dennis Griffin made a motion to accept this budget to present to the homeowners. . Dick Koob 2<sup>nd</sup>. the motion. A vote among board members resulted with all in favor and the motion carried. The 2007 Association Budget will be presented to homeowners at the November homeowner meeting.

Larry Zettel proposed to increase the homeowner's assessments to \$1000.00 for the year of 2007. It was also proposed that those who wish to pay assessments on a bi-annual basis will be issued an additional \$5.00 charge per payment. Dennis Griffin made a motion to accept this proposed assessment increase to present to the homeowners.. Dick Koob 2<sup>nd</sup>. the motion. All board members voted in favor and the motion carried.

### **REMINDERS:**

**Bi-Annual Homeowner's Meeting will be held  
Monday, November 27<sup>th</sup>.  
starting promptly at 7:00 p.m.  
at Mt. St Francis.**

**The proposed budget and plans for completing the roofing project will be explained.  
Nominations and election of board members will take place at this meeting.  
Meetings usually take approximately 1 hour. Please try to attend.**

Keith Unangst made a motion to adjourn the meeting at 8:20 p.m. Dennis Griffin 2<sup>nd</sup>. the motion. All board members were in favor and the motion carried.

Sincerely Submitted,

Karen Griffin  
Board Secretary

