

**Stonehill Community Association  
Board of Directors Meeting  
November 27, 2006**

**Present:** Kathy Klein, Larry Zettel, Janet Stecklein, Keith Unangst, Dick Koob, Pat Rollins, Mary Jo Meyers, Mike Neyens and Shirley Briggs

**Approval of Minutes**

The Board of Directors meeting was held following the Homeowners Meeting. President Klein called the meeting to order at 8:10 p.m. Janet Stecklein made a motion to approve the minutes of the October 10, 2006 meeting. Mike Neyens 2<sup>nd</sup>. the motion. All voted in favor and the motion carried.

**Election of Officers**

President: Kathy Klein

Vice President and Grounds: Dick Koob

Treasurer: Larry Zettel

Buildings: Keith Unangst

Directors: Pat Rollins, Janet Stecklein, Mike Neyens and Mary Jo Meyer

**Treasurer Report**

Keith Unangst made a motion to approve the 2007 budget and to increase the annual assessments from \$950.00 to \$1000.00 per year. Mary Jo Meyer 2<sup>nd</sup>. the motion. All board members voted in favor and the motion carried.

**Grounds Report**

Unit 890 resubmitted a request that the association plant a white birch tree next to the unit. Larry Zettel moved to deny this request. The Board voted unanimously to deny the request. Professional advice given to the Board is that white birch trees have a short life span. The Board also felt that the location wanted for the tree was too close to the building. The Association purchases trees as funds are available and plant with the direction of the professional tree service. Homeowners are welcome to purchase trees themselves but must submit requests to plant and get approval for the location.

**Building Report**

Unit 768 had a white radon tube installed through the roof in the front of the unit without submitting a request to the Board for approval. This is in violation of the Covenants. The homeowner of this unit has been contacted by phone and will be responsible for any roof damage caused by the installation. President Klein will notify the homeowner via certified letter that a plan for re-locating the tube needs to be submitted to the Architectural Committee and approved by the Board of Directors.

Unit 858 has reported to the Board that there is a sewer pipe problem due to tree roots in the sewer line. The owner of the unit has been directed to submit a request to repair to the Architectural Committee.

Unit 840 reported a drainage problem with water intrusion in the corner of the lower level of the unit. Dick Koob will contact the owner and investigate.

**Architectural Report**

No report

**Old Business**

None

**New Business**

A letter was received by the Board of Directors from a homeowner who questioned the use of the funds acquired from Certainteed for the roof rebate. The letter was forwarded to the association attorney. A copy of the attorney's response was shared with the Board and a copy will be sent to the homeowner.

A special meeting of the Board of Directors will be held on Monday, December 11<sup>th</sup>. to finalize the Policy Manual

Dick Koob made a motion to adjourn the meeting at 8:45 p.m. Mary Jo Meyer 2<sup>nd</sup>. the motion. All voted in favor and the meeting adjourned.

Respectfully Submitted,

Karen Griffin  
Secretary