

STONEHILL COMMUNITY BOARD MINUTES
FEBRUARY 12, 2007

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

Excused: Janet Stecklein

Meeting called to order AT 7PM

Minutes of previous meetings

- Motion to accept the minutes by Mike Neyens , 2nd by Keith Unangst, approved

Treasurer's Report

- **Assessments** --- 83 units have paid, 4 unpaid
- **Forms with emergency contact indicated** --- about ½ of them have been returned. If you have misplaced the original form a copy can be obtained from the web site.
- **Insurance contracts** --- 53 have been received. The covenants require that the association have a current copy of your insurance coverage. Coverage has to include 90 % of the replacement cost. If you are not sure you have sent the insurance contract or the emergency contact form to Larry, please call and he will check his list.
- **Financial Audit** --- has been completed. The committee will complete a report soon.
- **New Resident** --- unit 866 is now occupied by Neil McCullough. If you know of other new residents please contact Larry or Kathy so they can be given a copy of the policies etc.

Grounds

- **Snow removal** ---has been going well except for a few minor details. Dick will contact the snow removal company of the concerns.

Buildings

- **Dumpsters** – Several have been repaired. Doors adjusted, boards replaced etc.
- **Radon tube situation** --- the resident is working on the problem with the contractor. They plan on developing a plan to be presented to the architectural committee/Board.

Architectural Committee

- **New garage door** --- unit 760 sent a request to the architectural committee to replace the current garage door with the same model that has been approved in the past. Architectural committee recommends approval. Motion to grant the request made by Larry Zettel, 2nd by Keith Unangst, approved.

Old Business

- **Condo vs. townhouse** --- Question from last meeting. Kathy researched the definitions. A condo does not own the land under their unit and they can be built with units above or below each other. A townhouse owns the land under the unit and is built with units side by side. Our covenants specifically refer to our properties as “townhouses.”

New Business

- Kathy has received several phone calls with concerns about neighbor's behavior (pets, noise, etc) Kathy explained to each caller and the board reaffirmed that the board's role is to oversee the buildings, grounds etc of the community and to assure compliance with the covenants for the common good. In most cases, neighbors can and have been able to settle neighborly differences among themselves.

Meeting adjourned 8pm

Next meeting will be the 2nd Monday of the Month, March 12 at 7 p.m. at Unit 805 (Kathy Klein's)

**Future meetings are scheduled for: April 9; May 14; June18; (Homeowners)
July 9; August 13; September 10; October 8; November 26 (Homeowners)**