

STONEHILL COMMUNITY BOARD MINUTES

APRIL 9, 2007

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

Also present for committee report: Darlene Conzett, Architectural Committee Chair

Meeting called to order at 7pm

Minutes of previous meetings

- Motion to accept the minutes Mike Neyens, 2nd by Janet Stecklein, Motion carried

Treasurer's Report by Larry Zettel

- **Monthly report -- answered questions about specific items.**

Grounds Report by Dick Koob

- **#790** outside water shut off needs attention – Dick will check
- **Bushes and flower beds on grounds** --- Dick will find out the cost to have them professionally trimmed and weeded.
- **Bld #6** downspout --- fixed
- **Bld #6** – two bids received for improvement of the drainage behind this building. Motion to accept the lowest bid by Larry Zettel, 2nd by Mike Neyens, motion carried.
- **Weed control** --- College Lawn Service (Company with our lawn contract) has subcontracted the chemical treatment to another company.
- **Snow plow damage** --- will be repaired by snow removal company at no cost
- **#862** -- reported that blacktop seems to be pulling away from cement near garage. Dick will check this.
- **Flower beds -- if you are interested in adopting a communal flower bed please let Dick know so he can eliminate that bed from the bid he is getting.**
- **Repair of common ground:** Kathy will write letter to homeowner requesting repair of grounds disrupted by sewer repair.

Buildings Repost by Keith Unangst

- **Roof Replacements**--- received 3 bids to replace the roofs on 5 buildings. Tentative buildings may be #13, 5, 12, 14, and 9. References of the 3 contractors were checked with the Better Business Bureau. Motion to accept the bid from Davis Roofing made by Larry Zettel, 2nd by Pat Rollins, motion carried.
- **SKYLIGHTS** --- **If you have a skylight on your unit and plan on having it replaced when the roof is replaced, you need to submit a proposal to the architectural committee.** (If you have a skylight over the **outside** front entrance of your unit, this has already been addressed with the board and they are working out a solution.) The costs associated with the skylight must be worked out between you and the contractor after your proposal is approved by the architectural committee and the board.
- **Staining** --- three contracts sent out, received a bid from one painter. The contractors will be re-contacted in an effort to obtain more bids.

Architectural Committee

- **Radon** – a plan was proposed for a better placement for the radon tube. The architectural committee recommended the plan. The board had several concerns about the plan, its effects on neighbors, and potential problems in the future. The Board will request a meeting with the contractor, at his convenience, to clarify some questions and seek an acceptable solution.

- **#866 –requested to replace the front entrance door with a door with glass.** After some investigative work the architectural committee made several recommendations. They approved doors with a full clear glass or a half clear glass opening, with or without blinds. The exact door styles approved are available from 3 different stores and several manufacturers. This information, including exact order numbers, will be made available to all homeowners via the web site. The upcoming newsletter will include all the specific information. Motion to approve entrance doors with glass that follow these guidelines, with the understanding that if an owner would like to propose an alternate door with a different type of glass a specific request can be made to the architectural committee) was made by Larry Zettel, 2nd by Mary Jo Meyers. Motion carried with one nay vote.

AS WITH ANY CHANGE A HOME OWNER WOULD LIKE TO MAKE INVOLVING THE OUTSIDE OF THEIR UNIT A REQUEST MUST BE MADE TO THE ARCHITECTURAL COMMITTEE AND APPROVED BY THE BOARD BEFORE ANY WORK CAN BEGIN.

- **#866** request for a wooden deck over a concrete patio -- Approved by the architectural committee. Motion made to accept the proposal for a deck with the understanding that the homeowner is responsible for all maintenance and any pest control made by Larry Zettel, 2nd by Pat Rollins. Motion did **not** carry. Homeowner will be encouraged to consider other options, e.g., concrete patio.
- **#807** replace a storm door ---Motion made to replace with the approved storm door by Larry Zettel, 2nd by Janet Stecklein, motion carried.
- **807-805-811** – request to install a privacy panel. Motion to have the homeowner return the proposal with more specific details (height, length, etc) by Larry Zettel 2nd by Mary Jo Meyer, motion carried.
- **#807** – reinforcement of deck – Motion made to return the request to the homeowner with the recommendation to review the request with Keith Unangst who is in charge of buildings made by Mary Jo Meyer, 2nd by Janet, motion carried.
- **#888** – replace a patio door – Motion to deny the request until the architectural committee can review the request and bring their recommendation to the next board meeting made by Larry Zettel, 2nd by Mary Jo Meyer, motion carried.

Old Business

- **Remember the spring luncheon on Wednesday April 25th at noon in the Garden room. Call Irene Sigwarth 556-5038, Jane Locher 556-3082, Pat Rollins 583-0039 or Joan Frye 582-5206 for a reservation.**

New Business

- **Procedure to request a change in the outside of your unit.** The architectural committee must review the request before the board can act on it. The architectural committee meets on the 4th week of the month. The board usually meets on the 2nd week of the month. If a request comes in after the meeting of the architectural committee the board will most likely deny the request until the architectural committee has their next meeting to review the request. It is important that homeowners plan ahead to allow enough time for approval of any requests.

- **Discussion of funding various tasks for homeowners** (replacement of smoke alarms and/or batteries) **by a service such as KannDo.** Most Board members believe that the Board should not fund such homeowner responsibilities.
- **Kathy will put together a Spring Newsletter “soon.”**

Next meeting May 21 at 7pm

Meeting adjourned 9:20pm