

STONEHILL COMMUNITY BOARD MINUTES
MAY 21, 2007

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

Absent: Mary Jo Meyer

Meeting called to order 7pm

Minutes of previous meetings

- Correction to April minutes – Unit #888 should read Unit # 883
- Motion to accept corrected minutes by Mike Neyens 2nd by Janet Stecklein, approved
- Motion to accept minutes from the special meeting held May 7th (radon concern) made by Janet Stecklein, 2nd by Mike Neyens, approved. (minutes will be included with this months minutes)

Treasurer's Report

- **2nd half of the assessment** – notices will be sent out about the 1st part of June
- **Roofs** – the bill for the 2 roofs that have been completed has been paid.

Grounds

- **Flower bed at bottom of Stone Ridge** – Neal Meis has offered to take care of this area. The motion to pay for flowers, supplies and water used for this area up to \$75.00 made by Larry Zettel, 2nd by Dick Koob, approved
- **Flower bed by entrance sign** – Karen Neyens and Dianne Zwack have volunteered to take care of this area. Keith Unangst will donate any water needed. Motion made by Larry Zettel, 2nd by Pat Rollins to pay for flowers and supplies up to \$50.00. Approved
- **Arborvitaes along Stone Ridge** – Dick will ask for a bid to install a drip line as recommended by the professional landscaper who surveyed the grounds. Kathy will work with our attorney and will send a letter to each of the 6 homeowners in the area to inquire about the possibility of obtaining the ability to supply water to the drip line. The homeowner would be reimbursed for the water.
- **Professional landscaper** --- has walked the grounds and made a complete list of areas that need attention. Five Board members accompanied her to get detailed information and to learn about options.
- **Grounds projects** --- Larry moved to authorize Kathy Spear Landscaping to spend up to \$ 2,000 on recommended landscaping projects, excluding edging, with tree trimming as a priority. Pat Rollins 2nd. Motion approved.
- **Drainage behind Bldg #6** – Dick will recontact the company he requested a bid from.

- **Unit #858** – Dick will check on the problem with lawn repair after a sewer problem and contact the homeowner if needed.

Buildings

- **Unit #807 – deck support** – Keith and Dick will contact the city building inspector to check on the code requirements.
- **Staining** --- bldg #2, 3 and 4 will be stained. Keith asked 4 firms for bids. Only one bid was received. Any siding that needs repair or replacement will be done at the same time. Larry made a motion to accept the bids from Esser, 2nd by Pat Rollins, approved.
- **Color of garage doors** --- homeowners on buildings scheduled to be stained have the choice of 2 colors – Stone hill Brown or Tavern Taupe.
- **Unit # 784**—garage door needs 1 panel replaced before it can be stained. Motion made to send a letter to notify the homeowner to replace the panel by July 1, 2007 by Larry Zettel, 2nd by Dick Koob, approved. Kathy Klein will send the letter.
- **Rebate on roofing** --- Kathy worked with Spahn and Rose to prepare the request for a rebate on the shingles replaced from June 1 of 2006 to June 1 of 2007. A rebate of about \$1,746 is expected.

Architectural Committee Report

- **New committee member** --- A big thank you to Neil McCullough who has volunteered to be on the committee.
- **Unit # 866** --- Request for patio area improvement which includes extending the width 2ft. Motion made by Larry Zettel to extend into the grass a distance no further than the other patios in the building, 2nd by Janet Stecklein, approved. Motion made by Mike Neyens to approve the idea of using pavers as an additional material for a patio surface after the board has approved the specific color (similar to the color of concrete) and size of the pavers. 2nd by Pat Rollins. Motion carried with 1 no vote.
- **Unit # 876 – side entrance door replacement** – Motion to accept the proposal with no change in current design of the existing door made by Larry Zettel, 2nd by Mike Neyens, approved.
- **Unit #876 – replace the cover over the dryer vent** – Motion to approve made by Dick Koob, 2nd by Janet Stecklein, approved
- **Unit #813 – replace 2 existing windows and 2 sliding doors** which will match existing windows and conform to the required standards. Motion to approve made by Janet Stecklein, 2nd by Mike Neyens, approved
- **Unit #911 – replace 2 existing windows** – Motion to approve providing the color matches the existing windows made by Dick Koob, 2nd by Janet Stecklein, approved.
- **Unit # 766** --- Motion made to approve a hosta planting in an area behind the unit made by Keith Unangst, 2nd by Janet Stecklein, approved.

- **HOME OWNERS ARE REMINDED THEY ARE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF PLANTINGS THEY GET APPROVAL FOR.**
- **Unit # 883 – Sliding door and new heat pump** – Motion to approve the replacement of a sliding door with the same color as the existing door and the replacement of the heat pump made by Larry Zettel, 2nd by Mike Neyens, approved.
- **June 19th -- the annual walk around** --- the Architectural Committee will meet at 2pm in front of building #1. Anyone is welcome to join them.
- **Meeting of the Architectural committee** --- The architectural committee has set the 3rd Tuesday of each month as its regularly scheduled meeting date. From May through September they will meet at 2pm. From October through April they will meet at 10am. They respectfully ask that you anticipate your needs and submit your requests so that they can be reviewed at this one monthly meeting. In the past, it has sometimes been necessary for the committee to meet several times a month in order to review the requests so they can be forwarded to the board for its approval in a timely manner. In the future we will hold only one meeting each month. **Next meeting June 19th at 2pm at 829 Stone Ridge Place.**

Old Business

Larry Zettel and Mike Neyens will explore additional possibilities for choice of door styles for replacement of front doors if requested by individual homeowners.

Meeting adjourned 9pm

PLEASE NOTE: The date for the June Homeowners meeting has changed: MT ST FRANCIS ON JUNE 25TH AT 7PM.

Board meeting will follow.