

STONEHILL COMMUNITY BOARD MINUTES

Sept 10, 2007

Present: Kathy Klein, Dick Koob, Larry Zettel, Keith Unangst, Janet Stecklein, Mike Neyens, Mary Jo Meyer, Pat Rollins, and Shirley Briggs & Darlene Conzett for the Architectural Committee

Meeting called to order 7:05pm

Minutes of previous meetings

- Motion to accept the minutes Pat Rollins, 2nd by Janet Stecklein, approved

Treasurer's Report by Larry Zettel

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Assessments** --- All but one of the 2nd half assessments have been paid. The homeowner with the outstanding account is sent a monthly bill with interest added.

Grounds report by Dick Koob

- **Lawn** – the grass needed to be cut 2 times in one week, the 2nd time the grass was picked up.
- **Damage done by workmen** – The committee discussed some areas of concern about damages done during the grass cutting work. Dick will check on the repair of damage to a homeowner's patio.
- **Brushes trimmed professionally** ----- work was completed within the dollar amount approved by the board.
- **Bld #6 drainage area** ---- Dick has been in frequent communication with the contractor who has the bid. It's a small job and contractors are especially busy this time of year. Dick will continue to make frequent contact.
- **Black Top** – an area needing cracks repaired has been fixed.

Buildings Report by Keith Unangst

- **Dumpster Bld #6** – has been repaired. The dumpster between bld 4 & 5 will be next to be repaired.
- **Roofs** --- Keith has been in frequent contact with the roofer. Buildings 4 & 9 are to be completed this year.
- **Gutters** --- have all been professionally cleaned.
- **Siding** --- Boards are being replaced as needed.

Architectural Committee by Darlene Conzett

- **Request** – a request for unit #888 with specific details was submitted. Request was for replacement of windows and patio door which will be identical to the current ones. Motion to approve by Larry Z, 2nd by Dick K, approved.
- **Correction on the walk around report** – Unit # 915 should have read # 917 (dryer vent obstruction). Letters were mailed to homeowners cited in the walk around report. Association responsibilities have been addressed.
- **Next Architectural Committee meeting** --- Oct 2nd at 6:30pm at Darlene's #829

Old Business

- **Comments on hiring a management firm** – only one comment was received, thanking the board for all their work and stating their support for whatever action the board decides to take.
- **Picnic** --- Picnic to be held Sept 22nd. The cut off date for reservations is Sept 18th

New Business

- **Dead trees**—Dick will be getting bids to remove the dead trees along the property line.
- **Proposed budgets --- There will be 2 options for the proposed 2008 budget available about the 1st of November for consideration of the homeowners. One with an elected board of active members; the other a budget reflecting the hiring of a property management company with supervision of an elected board.**
- **Election of board members** – two Board members terms are up at the November meeting: Larry Zettel and Kathy Klein. Kathy announced that she will not seek reelection due to upcoming extensive travel connected with her job.
- **Next year's budget** – Pat Rollins requested a small amount of money from hospitality to help fund the Christmas party. Larry made the motion, 2nd by Janet Stecklein, approved up to \$25 for this purpose.
- **RIDE TO HOMEOWNERS NOV MEETING** --- If a ride is needed to the meeting at Mt. St. Francis in November, please call Mary Jo Meyer at 556-3302
- **FREE DOOR**--- We have a wooden louvered storm door available if anyone is interested. Contact Dick Koob at 583-7298

Next meeting October 11th at Kathy's house #805

Meeting adjourned 8:20pm