

STONEHILL COMMUNITY BOARD MINUTES

Oct 11, 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 7pm

Minutes of previous meetings

- Motion to accept the minutes Dick Koob, 2nd by Mike Neyens, approved

Treasurer's Report by Larry Zettel

- **Budget report** – available on the web site www.stonehillcommunity.org.
- **Assessment due** – one homeowner is not up to date. Interest is added each month. A lien is on the property.

Grounds report by Dick Koob

- **Arborvitae along Windsor** – Dick will check with the professional, Kathy Spears, on when watering can be discontinued.
- **Bld #6 drainage area** ---- work is completed and turned out well.
- **Trees trimmed** – several have been trimmed, additional trimming is planned.
- **Replacement of patios** – Motion by Dick Koob to table the project until next spring, 2nd by Larry Zettel, approved. Three patios need to be replaced as reported in the spring walkaround by the Architectural committee. Motions by Larry, 2nd by Keith to have Dick seek bids on replacement of all three. Kathy will send the homeowners a letter with the estimated bid. Homeowners will be given a date in the spring to have the work completed. If they fail to complete the projects in the time allowed the board will contract the work to be done and bill the individual homeowners. Approved.
- **IF OTHER HOMEOWNERS WANT TO HAVE CONCRETE WORK DONE CONTACT THE BOARD. IF ADDITIONAL WORK CAN BE INCLUDED FOR A CONTRACTOR TO BID IT MAY RESULT IN A BETTER PRICE FOR EVERYONE INVOLVED AND QUICKER SERVICE FROM THE CONTRACTOR.**
- **Water shut offs** --- There are 9 shut offs in public areas that need repair. The money needed for the repairs will be included in the next budget.

Buildings by Keith Unangst

- **Dumpster** – bld 1, 3 and 6 have been repaired and stained. Motion by Dick, 2nd by Janet to continue repairing the dumpsters as the budget allows. Approved.
- **Roofs** --- Building 6 should be started about Oct 15th.
- **Siding** – woodpecker damage --- report any damage to the siding to Keith immediately. He has a list of siding that needs to be repaired.

Architectural Committee by Darlene Conzett

- **Request 890** – Homeowner is considering installing radon control. Darlene will work with her to assure that plans for the piping conform with architectural restrictions.
- **Spring Walk around issues remaining** – Letters have been sent, only one person responded. The items of concern will be checked again, if they have not been addressed a 2nd letter will be sent. Any landscape issues will be reviewed in the spring.
- **REMINDER THAT A REQUEST FORM NEEDS TO BE IN FOR ANY ALTERATION TO YOUR BUILDING INCLUDING LANDSCAPING** (either adding or removing plants, trees etc)

Old Business

- **Anonymous letters.**—are ignored by the committee.
- **Picnic** --- 35 attended. Janet thanks everyone who made desserts or helped in any way. We had good weather and a good time was had by all.

New Business

- **2008 Budget**---Discussion of ideas for the proposed budgets which will be presented to the homeowners at the annual homeowners meeting in November.
- **Assessment for 2008** --- Motion made by Mary Jo, 2nd by Keith to increase the annual assessment by 6% for both budgets. (one budget without a professional manager, one allowing \$12,000 for a manager)
Approved by 7 votes, 1 no.
- **Management options** --- Mary Jo offered to seek additional information on management possibilities.

Next Board Meeting will be held immediately following the ANNUAL HOMEOWNERS MEETING at MT ST FRANCIS ON NOVEMBER 26 AT 7PM. IF YOU WOULD LIKE A RIDE TO THE MEETING CALL 556-3302

Meeting adjourned 8:30pm

The Christmas party committee has been busy planning the holiday event.

**2007 STONERIDGE COMMUNITY CHRISTMAS PARTY
DECEMBER 4 (A TUESDAY EVENING)
WINDSOR PARK GARDEN ROOM CAFÉ**

5:30 WINE AND PUNCH

6:00 ROAST BEEF DINNER SALAD DESSERT COFFEE

GAME AND (DONATED) DOOR PRIZES

CHRISTMAS SONGS

**PLEASE PLAN TO COME
RIDES PROVIDED IF NEEDED**

INVITATION WILL BE DELIVERED SOON.