

STONEHILL COMMUNITY ANNUAL MEETING MINUTES

November 26, 2007

Present: Representatives from units:

805,833,907,905,913,911,909,782,915,801,884,857,859,897,895,766,878,790,919,888,
855,851,880,866

Meeting called to order at 7PM

Minutes of previous meetings

- Motion to accept the minutes by Mary Jo Meyers, 2nd by Pat Rollins, approved

Grounds report by Dick Koob

- Dick reviewed some of the projects completed this past year. Projects included hiring a professional landscaper to trim bushes including the arborvitaes along our entrance street. A drip line was installed to provide water to the bushes. Homeowner Lawrence Ludovissy provided the water and was reimbursed by the association. Other projects included landscaping behind building #6 to prevent water draining toward nearby units. Short walls were built by Buildings # 6 and # 1. Washouts were repaired, a couple of large dead trees removed, cracks were repaired in the parking lots and the problem of moles in the lawn was addressed.

Buildings by Keith Unangst

- Buildings 2, 3 and, 4 were stained, 5 buildings were roofed, and 6 more buildings will be roofed next year. Four dumpsters were repaired or rebuilt. Two dumpsters are left to be repaired. Siding with dry rot was replaced and all the gutters were cleaned.

Architectural Committee by Bob McCune

- Bob reviewed the purpose of the architectural committee. It is to maintain architectural integrity of the community. Any change involving the outside of the units requires that a request form be submitted to the architectural committee for their review and recommendation. Then the request is forwarded to the board for the final decision.

Old Business

- **Future management of the association** --- Homeowners discussed possible plans for the future management of the association. Several homeowners offered suggestions of ways to proceed. Suggestions included the following:
 - Make a list of possible tasks and the time commitment required
 - Set up a system that would include a budget for each area so that routine decisions could be made by the volunteers involved.
 - The volunteers on a subcommittee would report to a board member in charge of that specific area.
 - Encourage homeowners who have an interest or willingness to be a volunteer.
 - Several examples were given of homeowners who already have taken on some volunteer tasks – such as adopting a flower bed, serving on the audit committee, watering new grass areas or helping to plan social events.
- Kathy Klein, as board president, will recommend that the board establish a list of tasks with time lines and budgets to be sent out to all the homeowners.

- **Professional management firms – report by Mary Jo Meyer**
Four firms were contacted. At one company the cost for taking care of everything would be about 10% of the annual assessment or about \$8,800 a year. The other firm contacted would charge about \$10 to \$15 per unit per month or \$10,000 to \$15,000 a year. One of the firms offered a suggestion to encourage homeowners to be board members would be to offer a discount on their unit's annual assessment. The third firm was not interested and the fourth did not answer or have an answering machine to leave a message. Mary Jo did not try that company again since it would be difficult to work with a company with no means of communication

Treasurer's Report by Larry Zettel

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **2008 proposed budget** – Was presented. The new budget will include an increase in the annual assessment of 6% (\$60). Last year the major expense was the roof project. Bob McCune made a motion to support the proposed budget for 2008 and the increase in the annual assessment. 2nd by Keith, approved.
- **Form with current homeowner information** – Please return to Larry if there are any changes. The form should include your current phone number (**note if you do not want the number published**) the form asks who has a key to your unit in case of an emergency, (the board does not want to be responsible for your key) Be sure your insurance company sends a copy of your property insurance to Larry, insurance should include replacement of any loss to property.
- **Townhouses vs. condo** --- **the differences were** discussed. We are definitely a townhouse community.

New Business

- **Election of officers---** **There** are two open positions for 3 year terms. Larry agreed to run again. Kathy Klein will not seek reelection due to work commitments.
- **Mary Jo Meyer nominated Larry Zettel**
- **Larry Zettel nominated Karen Griffin**
- **Mike Neyens moved to close the nominations, Bill Fyre 2nd all approved.**
- **Dick Koob moved to elect the 2 nominees, Mary Jo Meyer 2nd, all approved.**

Next meeting June of 2008

Meeting adjourned 8:10pm