

# STONEHILL COMMUNITY SEMI ANNUAL MEETING MINUTES

June 22, 2009

**Present:** Representatives from units:

766,782,760,801,911,909,897,895,923,884,915,829,919,905,708,805,857,890,886,833

**Meeting called to order** at 7PM

## **Minutes of previous meetings**

- Motion to accept the minutes by Janet Stecklein, 2<sup>nd</sup> by Karen Griffin, approved

## **Treasurer's Report by Karen Griffin**

- **Budget report** – Available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Over budget** – On the snow removal and drainage budgets. Holding the last bill from the snow removal company until the damage done to the lawn is repaired.
- **Past due assessment** – One unit has a past due bill. A lien has been placed on the property. Mary Jo is attempting to find out the legal owner of the unit. All others are up to date. The semi annual statements have been sent and are due by June 30<sup>th</sup>.

## **Grounds report by Don Steger**

- **Broken drainage area fixed** – Don was able to obtain 3 bids for the project.
- **Fertilization** – Two bids received.
- **Mulching** – Only one bid received so far. One company refused to bid, 2 others have met with Don but have not returned a bid.
- **Damage to lawn from snow removal** – The snow removal company has made limited attempts to repair the damage. The damaged areas are not back in the same condition as pre snow plow damage. Don has left messages with the company but they have not returned his call. A discussion followed on the overall condition of the lawn. Comments indicated that homeowners are concerned about the general poor condition and the need for a better schedule of fertilization.

## **Buildings by Keith Unangst**

- **Gutter covers removed** – Work is mostly complete. Bill will be held until a couple of details are finished. The company used water in each building to clear the gutters. We have a list of the homeowners who allowed their water to be used. If any homeowner would like to be reimbursed for the use of the water, contact Mary Jo Meyer at 556-3302. You can be reimbursed \$5.00.
- **Siding repair** – Repair work is underway.
- **Staining** – They plan on starting the staining next week. Buildings 8, 9 and 10 are scheduled.

## **Architectural Committee report by Darlene Conzett**

- **Walk around** – Was held on 2 evenings and seemed to work well. Thanks to all who participated.

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- **Welcome letter** – The committee updated the welcome letter and the letter was sent to each homeowner. In the future the letter will be sent to each new homeowner. The committee would like a homeowner from each building to be responsible to meet any new neighbor in their building. That would be a good time to present them with the policy booklet during the visit. Kathy Klein volunteered to welcome new neighbors if there is no representative in a building.

### Old Business

- **Thanks** – To Pat Rollins and Dick Koob for their service on the board. Pat's position is up for reelection in November 2009 and Dick's position is up in November 2011. The board will be appointing homeowners to fill the open positions at the board meeting.
- **Professional management** – A discussion of the pros and cons of hiring a professional management firm to conduct the business of the community was held. The cost to each homeowner would be minimally \$100.00 a year in addition to the assessment fee we currently pay. (That would be the least expensive option but may not be the option the board would decide upon. It could be considerably more depending on the board's expectations.) We would still need a board to set policy and make major decisions

### New Business

- **Welcome new homeowners** – #760—George and Diane Jamison, #852 – Melinda Rettenberger and #888 – Janine Higgins
- **ANNUAL PICNIC Sept 26<sup>th</sup> watch for details as the date approaches.**

**Annual meeting November 23, 2009 at Mt St Francis at 7pm**

Motion to adjourn made by Mary Jo Meyer, 2<sup>nd</sup> by Karen Dorshkind

**Meeting adjourned 7:55pm**