

## STONEHILL COMMUNITY ANNUAL MEETING MINUTES

November 15, 2010

**Present:** Representatives from units:

801,886,766,829,838,782,923,895,921,895,893,821,823,878,876,907,901,913,909,840,  
911,861,880,919,883,815,872,897,847,857,855,890,780,827,760,905,813,764,803,852,  
831,859

**Meeting called to order** at 7PM

### **Minutes of previous meetings**

- Motion to accept the minutes of the June Community meeting, 2<sup>nd</sup> and approved

### **Grounds report by Harry Konzett**

- **Leaves** – picked up this week
- **Mulch** – the second half has been completed.

### **Buildings by Harry Konzett**

- **Gutters** – most of the cleaning has been completed

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

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org)
- **2010 proposed budget** – Budget was presented, the new yearly assessment will be \$1,185. Motion made by Karen Griffin, 2<sup>nd</sup> by Tom Hoffman, approved.

### **Old Business**

- **Dogs and cats --- Homeowners are reminded that pets need to be on a leash whenever they are outside.**
- 

### **New Business**

- **Volunteers** -- there have been many homeowners who have volunteered their time to take care of a flower bed, perform odd jobs, help with the grounds, and help with the Holiday dinner. The Board is grateful for all the help to keep our community as lovely as possible.
- **Election of officers---** There are 3 open positions for 3 year terms.  
**Donna Slade nominated for a 3 year term**  
**Tom Hoffman nominated for a 1 year term**  
**Open 3 year term** – no nominations were received and no one volunteered.  
**A voice vote confirmed the election of Donna and Tom.**
- **Serving on the board or in a volunteer activity**– Homeowners are reminded that to avoid hiring a professional management firm we need to have active participation from many homeowners. The business of the community does not take care of itself.

## **SIDING COMMITTEE REPORT – by Darlene Konzett**

- **Information gathered** – a survey of homeowners, meetings with contractors, visiting sites of sample buildings and many meetings to explore the best options.
- **RANDY MESCH**—has been an insurance adjuster for 31 years. He has seen the results of various natural and man made disasters to buildings. He reviewed the various types of siding.
- **Wood** – has to be painted, attracts insects and moisture
- **Vinyl** – presents problems when it hails, any source of external heat (grills), damage from weed wackers, bumps when snow is shoveled
- **Steel** – more difficult to apply, easily dented, the color fades and difficult to match the color after a short time
- **“Smart siding”** – OSB which is chips of wood glued together under pressure. Research has indicated many problems after installation.
- **Fiber Cement Board** – resistant to hail, if factory primed and painted has warranty for 25 years. The siding itself has a warranty of 40 years. Requires experts to apply.
- **Darlene added** – the raw material of the current cedar is more costly than fiber cement board. Our current siding cannot be fixed. The cement board would resist hail, require less painting. It would be applied in a horizontal manner. The committee obtained 2 bids for cement siding but they varied by a great deal. Hopefully a 3<sup>rd</sup> bid will give a better idea of costs. Donna showed 2 sample colors which would look the best with the brick on the ends of the building.
- **Harry Konzett added** – The cost is not definite, more research needs to be done. The community would need to take out a loan (as they did for the parking lot). The project would require a special meeting to allow the homeowners to vote on a special assessment. A certain percentage of yes votes would be needed. Proper notice will be sent when all information is completed.

**Meeting adjourned 8:35pm**

Cookies and coffee enjoyed by those present.