

## STONEHILL COMMUNITY BOARD MINUTES

April 19, 2010

**Present:** Harry Conzett, Donna Slade, Janet Stecklein, Don Steger, Karen Griffin, Melinda Rettenberger, Abby Kouba, Shirley Briggs & Darlene Conzett for the Architectural Committee

**Absence:** Karen Dorshkind

**Meeting called to order at 6:35pm**

### **Minutes of previous meetings**

- Motion to accept the minutes of the March meeting (after correcting the attendance list -- removal of Karen Dorshkind from the list of those present ) by Don Steger, 2<sup>nd</sup> by Janet Stecklein, approved

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

- **Budget report** – available on the web site <http://www.stonehillcommunity.org>
- **Certificates of Insurance---** Letters were sent to homeowners that do not have a certificate of insurance on file. There are still about 20 homeowners that have not provided a copy of their insurance for our records. **THE COVENANTS REQUIRE THAT PROOF OF INSURANCE BE ON FILE WITH THE BOARD.**
- **Assessments** – All homeowners are up to date except one unit.

### **Grounds report by Don Steger**

- **Water shut offs** – Don is trying to obtain another bid.
- **Electrical Box** – Alliant has refused to read the meter of one homeowner because the old landscaping makes it too difficult to read the meter. Alliant continues to estimate the homeowner's bill. A Bid was received to remove the landscaping and enlarge the area. Motion to accept the bid made by Karen Griffin, 2<sup>nd</sup> by Janet Stecklein, approved.
- **Repair of grounds from snow plow damage** – They have made repairs. Board members will review the lawn and report to Harry any areas not repaired to our satisfaction.
- **Mowing** --- Will start this week.
- **Mulching** – Half of the trees were mulched last year. The 2<sup>nd</sup> half will be done this spring. Don will review with the landscape company which areas to mulch.

### **Buildings by Harry Conzett**

- **Staining the buildings** – Buildings 11, 12, and 13 are scheduled to be done this year. Al Giegerich has volunteered to supervise the project. Harry will ask for bids.
- **Gutters at 663** – The gutters need to be evaluated. Harry will contact the contractor.

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

- **Request** – Four requests received – See below for the report.
- Motion made and 2<sup>nd</sup> to approve all the requests.
- **Next meeting** -- To Be announced

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### **Old Business**

- Request concerning an apple tree – An e-mail request was received to use an organic type product on the apple tree located on common ground. The board will be requesting more information and then review the request.

### **New Business**

- **Welcome** --- Mr. and Mrs. E J Droessler, they purchased Unit 877

**Next meeting May 17<sup>th</sup> at 6:30pm** at Harry Conzett's#829

**Meeting adjourned 7:30pm**

**Stonehill Community  
Architectural Committee Meeting  
April 9, 2010**

Attending: The April Architectural Committee business was held via email. The following results are compiled from the feedback received from those Architectural committee members who responded.

**Requests**

**Unit 809**

The owners have scheduled to have the tree stump removed from the front of their property. This is a small garden patch next to the sidewalk. After this is accomplished they would like to plant a small fir tree or a flowering shrub. They will do some research to see what type of planting is most resilient to winter saltings. (This is a stump left from the removal of a shrub which was on the walkaround list.)

**The committee recommends approval with the reminder that maintenance of the planting is the responsibility of the owner.**

**Units 854 and 856**

Replace the adjacent car port surfaces with the same type poured concrete as is currently in place. Replace the adjacent walkway entrances with the same concrete surface as is currently in place.

**The committee recommends approval.**

**Unit 877**

Request approval of replacement of lower level sliding patio door. The existing door is in poor condition and no longer seals and the locking mechanism is worn out. The door will be replaced with a door which is the same size, construction and color.

**The committee recommends approval.**

**2010 Walkaround**

The 2010 community walkaround will be scheduled for sometime in May. Once again this year, the property review will be spread over two days to make the effort easier.

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**Ad Hoc Siding Committee**

The Board has chosen an Ad Hoc committee made up of Architectural Committee and Board members to study the feasibility of replacing the current siding. The minutes of this committee will be submitted as a separate report. **No decision has been made to replace the siding; this is, at this time, only a study.**

**Next Meeting: TBA depending upon the date of the next Board meeting. The date, when set, will be sent to Committee and Board members by email.**

Darlene Konzett,  
Chairperson, Architectural Committee