

**Stonehill Community
Ad Hoc Siding Committee
July 12, 2010
8:30 am**

Attending: Jack Linden, Tom Hoffman, Donna Slade, Darlene Konzett

Purpose: To review the forms returned from the homeowners specifying those problems experienced by individual homeowners and determine the next step in the process of deciding what course of action to take.

After reviewing the forms returned to date, the committee considered what options could be recommended and presented to the homeowners and the board. Among others are:

1. Do nothing. The committee cannot recommend this option; this can only result in continuing deterioration
2. Keep doing as is presently done, i.e., assess each problem as it presents itself, then patch and repair as simply as possible. This option has proven to be a less than wise long-term solution.
3. Completely reside the complex using a siding other than cedar. Based on the expected cost, the committee cannot recommend this option; the amount of the assessment could be prohibitive for some homeowners.
4. Completely assess each problem then repair it correctly and completely, i.e., get to the **root** of the problem and determine what needs to be done to fix the problem completely and prevent it from recurring. This option is the one which appears to the committee to be most viable. Because we have been told that cedar is not the culprit causing warping and water damage, the buildings could be repaired using the existing style siding. Adding Tyvek (a sheeting which increases the life of siding, and which is not currently applied to the buildings) and insuring the new siding is properly attached to the structures would solve two of the existing basic problems. As repairs are being done, if any other unseen and unexpected problems are uncovered, these problems would be repaired immediately. Some buildings may need little or no repair. Covered entry ways which see little weather may not need any attention. The building repairs could be scheduled so that those most in need of attention would be first. Since the style of the buildings would remain as it is, the project could be done over time and the continuity of the design would be intact.

Although the committee is leaning toward Option #4, more information is needed before it can be the recommendation it presents to the board.

Therefore, we will schedule a reputable and successful contractor (a person who has nothing to sell) to walk our grounds with us in order to obtain his (or her) professional opinion of the community's existing problems and the best and most financially wise way to attack them. When those opinions are received, the committee will weigh them with all other information thus far obtained.

Darlene Konzett
Committee Chair