

## STONEHILL COMMUNITY BOARD MINUTES

February 11, 2008

**Present:** Dick Koob, Larry Zettel, Keith Unangst, Janet Stecklein, Mike Neyens, Mary Jo Meyer, Pat Rollins, Karen Griffin, & Shirley Briggs

**Meeting called to order** 7:03pm

### **Minutes of previous meetings**

- **Correction** to the minutes Rocher should read Locher
- **Motion** to accept the minutes made by Dick, 2<sup>nd</sup> by Keith, approved

### **Treasurer's Report by Larry Zettel**

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Snow removal cost** – about \$10,000 this season so far.
- **Assessments** – six are unpaid. Interest is being charged.

### **Grounds report by Dick Koob**

- **Snow removal** – Dick monitors daily
- **Up coming bids** – Dick will be seeking bids on the following projects: sealing the parking lot, lawn work and fixing some of the outside water shutoffs that are broken.
- **Concrete work** --- Dick will contact each homeowner, whose patio was listed on the architectural walk around as needing work.

### **Buildings by Keith Unangst**

- **Outside utility breakdowns** – The board discussed whose financial responsibility it would be if a home owner experienced a problem with one of the utility lines buried on common ground. No decision was reached. Mary Jo will review this concern with the lawyer.
- **Up coming bids** --- Keith will seek bids for re-roofing (buildings 2, 6, 7, 8, 14, 15) in late March. Also bids for the staining of buildings 5, 6 & 7. Bids will include estimate on siding repairs.
- **Damage to siding** – If any homeowner notices damaged siding give that information to Keith (#919) (583-4345) so it can be added to the list for the carpenter.
- **Inside water damage from ice dams** --- is the responsibility of the homeowner. Your homeowners insurance may cover the cost of repairs.
- **Building #3 outside skylight in entry ways** – Keith will seek bids for the cost of the skylight and the installation of the skylight. This will be a homeowner's expense.

### **Architectural Committee no report this month**

### **Old Business**

- **Audit of financial records** --- was done on February 7<sup>th</sup>. The committee worked about an hour to complete the study. One routine item needs to be checked and then the audit will be complete.
- **Homeowners Referral** – If you have hired a contractor to perform work on your unit and were pleased with the work quality feel free to send the name and other information to Larry who will add the name to the Homeowners referral list on the web site.

- **Architectural Report** – Larry asked if the committee could send a copy of the report to him to post on the web site.
- **Future management** ---The committee discussed possible options. It was noted that our bylaws prevent directors from receiving any compensation for serving on the board. To change that bylaw we would need 75% of the homeowners to agree to the change. Another option would be to hire a resident manager who would not be a member of the board and could be reimbursed. Mary Jo will contact each homeowner in the spring to seek volunteers to assist board members with specific tasks or to be an assistant to a board member to fill in when the board member is unavailable.

#### **New Business**

- **Policy addition** – Motion made by Mike and 2<sup>nd</sup> by Pat to develop a policy on radon pipes similar to the skylight policy. Approved. This was a suggestion of the Architectural Committee. See attached policy.

**Next meeting Tuesday March 11<sup>th</sup>** at Mary Jo's house #905

**Meeting adjourned 8:20pm**

**Outside Radon pipes**  
*Approved February 11, 2008*

<b>Homeowners Responsibility</b>	<b>Association Responsibility</b>
<ul style="list-style-type: none"><li>• Installation, maintenance, repair and replacement of all radon pipes are the responsibility of the homeowners.</li><li>• Installation of all radon pipes must have permission from the Board prior to installation.</li><li>• All damage to roofs attributed to skylight is the homeowner's responsibility.</li></ul>	