

STONEHILL COMMUNITY BOARD MINUTES
MARCH 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 7:01

HOMEOWNERS PRESENT TO ADDRESS THE BOARD

Al Giegerich

- Al expressed concerns about possible plans to seal coat the blacktop. His feeling is that seal coating is very expensive and after it is completed black granules are tracked into the house and ruins the appearance of the floors. He spoke with our Public Works Dept and the city engineers to get their expert opinion. They both agreed that the coating has no effect on the longevity of the blacktop. Both experts agreed that all cracks need to be repaired. They felt sealing provided only a cosmetic effect.
- Al's second suggestion to save money was to skip one year of staining and painting as well as staining each building every six years. Other options would be to paint the south and west sides that are exposed to ultra violet rays more frequently than the east and north sides.
- Any saving realized in these two areas could be applied to dumpster replacement.

Joan Tully and Randy Mesch

- These homeowners have experienced water problems in their lower levels. Four owners in building #6 were affected. One owner had to pump out 200 gallons of water. Carpeting and pads had to be removed and in one case parts of some walls. Expenses have reached \$2,000 to \$3,000 and insurance does not cover the cost. The problem may be caused by hydrostatic pressure from all the snow melt and recent rain from the hill behind their units. The homeowners are requesting that a qualified civil engineer be contacted to recommend a solution. After discussion, Randy volunteered to contact an engineering acquaintance who may consider looking at the situation and offer some recommended ways to attack the problem.

Minutes of previous meetings

- Motion to accept the minutes by Mike, 2nd by Karen, approved

Treasurer's Report by Larry Zettel

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Past due assessment** – One homeowner is behind in their payment. Interest is being charged.
- **Snow removal** – We are over budget \$10,000 YTD.
- **Audit report** --- has been completed with the confirmation that all the CDs are accounted for.

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Grounds report by Dick Koob

- **Black Top** – _The board will take under consideration the suggestions made by Al Giegerich_
- **2 year Lawn contract** --- Two bids received. Board reviewed the bids. Larry made a motion to accept the bid of Ahmann, 2nd by Keith, approved.
- **Snow removal bids** – One bid received. Board asked Dick to seek additional bids before a decision is made.
- **Lawn damage caused by snow removal contractor** – The contract included the repair of any damaged areas of lawn etc. Motion made by Dick to withhold \$3,000 from the current bill from the snow removal contractor until all the lawn repairs are completed. 2nd by Mike, approved.
- **Outside Water shutoff** --- Mike has volunteered to find a contractor who would perform the work, get a bid and count the total shutoffs needing repairs.
- **Concrete work on patios, entrances** --- Homeowners are reminded to contact Dick Koob (553-7298) if you have concrete work to be done this summer. He will contact contractors to get bids. By grouping a project we should be able to obtain the best price for each homeowner.

Buildings by Keith Unangst

- **Dumpster** –Several dumpsters need minor repairs after the winter snow.
- **Roofs** --- As spring arrives Keith will be getting bids for roofing projects, and staining.
- **Outside skylights over entrances** – Keith will get bids on the material and installation cost to replace or put in place outside skylights. Homeowners will be able to decide if they want to cover the cost of a skylight or leave the areas open.
- **Entrance Sign** – needs repair or possible replacement. Keith will seek bids on the project.

Architectural Committee written report by Darlene Conzett

- **Request** –Unit 885 --- Requested to replace the entry door with a door exactly like the current model. It will be painted to match the garage door which has an approved color. The committee recommended the replacement. Janet made a motion to approve the request, Karen 2nd the motion, Approved

Old Business

- Attorney advice – Mary Jo has contacted the attorney to seek an opinion on the following questions:
 - a. Vehicle storage in our parking lots – what options does the board have?
 - b. Outside water shutoffs -- who is responsible for their maintenance?
 - c. Tree roots in sewers --- who is responsible for cleaning them out?
 - d. Clarification of association by-laws regarding who is eligible for compensation when services are performed?

New Business

- **SPRING LUNCHEON -- Our hospitality committee is planning a lunch on WEDNESDAY APRIL 9 They will try to contact each homeowner personally to take reservations**

Next meeting _Tuesday April 15 at Mary Jo's house #905

Motion to adjourn made by Dick, 2nd by Mike and Approved.

Meeting adjourned _8:25pm