

STONEHILL COMMUNITY BOARD MINUTES

April 15, 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 7pm

Minutes of previous meetings

- Correction to March minutes – spelling of March and Ahmann
- Motion to accept the minutes with corrections Dick, 2nd by Pat, approved

Treasurer's Report by Larry Zettel

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **One homeowner is delinquent in their assessment.** A lien has been placed on the property.

Grounds report by Dick Koob

- **Grounds**– College has been up once to start the spring cleanup from winter damage. They have picked up loose sod and damaged railings. Additional cleanup will be done.
- **Black Top** – __Apel has given a bid of \$1,565 to repair the cracks in the blacktop. Motion made to accept the bid by Larry, 2nd by Mike, approved
- **Parking lot lights** – Mary Jo gave a copy of the layout of the parking lot lights to Dick and Keith in case a light needed replacing in her absence. There is up to one week wait to have a burned out bulb replaced after it is reported.
- **Water shut offs** – several are raised and present a safety hazard. The architectural committee will be asked to note any problem shut offs when they do their spring rounds. Then a letter will be sent to notify homeowners involved giving them 30 days to arrange to have the work done.
- **Patios** – A contractor has been found who is willing to replace patios. Decorative Concrete Specialist (cell 563-543-3587) (office 563-557-1338) Homeowners need to submit an Architectural request and the surface needs to be a pebble wash to duplicate the original.
- **Small repairs** – A contractor has contacted us. He is willing to do small repairs for homeowners. Milt Foulks (563-588-9213) or (563-543-8641)

Buildings by Keith Unangst

- **Outside entrance ceilings in building #3 –856/858 & 854/852** – A bid of \$1,789 has been received from Davis Roofing. There is extensive water damage to the current ceiling surface. Motion made to accept the bid by Dick 2nd by Mike and approved.
- **Skylights outside entrances** – Keith is researching skylights. So far he has found a flat type (47 x 46) from Spahn & Rose for \$341 plus the cost of installation. He will check other sources and present the options to the architectural committee. An approved skylight will be selected along with the required method of installation. The cost of the skylight and the installation will be the home owner's responsibility.
- **Roofs** --- Six roofs will be done this summer. Keith will get bids.
- **Staining** – Keith will check into oil base vs. water base stain. We have used water base for the last few years.
- **Sign** – Janet has volunteered to repaint the sign. Larry will find someone to reinforce the sign before it gets painted.
- **Dumpsters** – Keith will check on repairing two more dumpsters. Mike volunteered to fix the door on the dumpster by buildings #9.

Architectural Committee no report

Old Business

- **Thank you** --- to homeowners Tully, Mesch and Giegerich who shared their concerns with the board at the last meeting.
- **Mary Jo's correspondence with the attorney** – An opinion was obtained concerning the following:
 - Stop Box Repairs** (outside water shutoffs) each household has one. The cost to repair or replace any that are damaged could range from \$150 to \$100. and it is a homeowner's expense.
 - Sewer line cleaning** – is a homeowners responsibility.
 - Payment of board members** --- since this is a bylaw it could be changed by a vote of the board of directors. A discussion followed concerning whether a change is needed and the best way to make the change if needed. Karen volunteered to develop job descriptions for each board position. Further discussion will follow.

New Business

- **Contacting each homeowner** – Mary Jo plans on starting to visit with each homeowner this spring. She will be explaining the options for the future management of the Association and encouraging homeowners to consider volunteering in some capacity to support the work of the board.
- **Community Garage Sale -- is scheduled for Saturday June 7th, between 8 and noon. If you are interested in participating contact Mary Jo at 556-3302**

Next meeting Monday May 12 at Mary Jo's house #905

Meeting adjourned 8:20 pm