

Stonehill Community Board Meeting Minutes
July 21, 2008

Present: Keith Unangst, Dick Koob, Janet Stecklein, Mike Neyens, Mary Jo Meyer, and Darlene Konzett representing the Architectural Committee. **Excused:** Karen Griffin, Pat Rollins and Shirley Briggs
Meeting Called to Order at 7:05 pm.

Minutes to Previous Meetings

- Move to amend Semi-Annual Meeting Minutes by Janet Stecklein to thank Roger Meyer for Stonehill Community sign re-painting and reinforcement and for his work in the community and to thank Dave Rollins for his community service. Motion to accept meeting minutes made by Mary Jo Meyer and 2nd by Mike Neyens, approved.

Treasurer Report by Karen Griffin (Temporary Treasurer)

- Four roofs have been paid for a total of \$52,342.00. There is one roof remaining to be roofed.
- Staining cost was \$3900.00 which was paid.
- 2 CD's that were due were transferred to the checking account to help pay for the costs of the roofs. Each CD was worth \$11,181.82.
- 2 CDs renewed the first of the month. Received \$161.73 interest on each.
- 2 entries paid for a total of \$3378.00 for dumpster repair/maintenance.
- As of 7-21-08, there are 11 dues that have not come in yet. Deposits of \$23,020 were made for the dues that have been remitted.

Grounds Report by Dick Koob

- Grass is being cut at 2" and should be cut at 2 ½ to 3 ½ per contract specifications. The lawn looks very nice but Dick will address the length with Ahmann's Lawn Care. Trimming has been done by Dick Koob and Dave Rollins. Terry Koob is also trimming shrubs. Kaufman Tree Service will be working in the area in the near future cutting/shaping the larger trees and removing damaged trees. Dick Koob will be contacting Lawn Doctor regarding the crab grass. The Board wishes to extend their appreciation for all homeowners who are assisting with the garden beds and beautifying the grounds.
- Snow removal bids were submitted and discussed. Will address during August Board Meeting.
- Bids are being taken for the extra chainsaw which is owned by the association. Contact Mary Jo Meyer 556-3302 if interested

Building Report by Keith Unangst

- Roofing on buildings 2, 6, 7, 8 and 15 is finished. Only building 14 is left to be roofed.
- Staining on buildings 5, 6, and 7 completed. No further staining planned for this year.
- Caulking of the siding will be addressed in the future as siding edging is separating and cannot continue to be recaulked.

- There are 2 dumpsters that are targeted for repair in the future. These dumpsters are in front of buildings 7 and 11.
- Plastic gutter covers are not always fitting properly. Will discuss issue at a future meeting. May need to remove the gutter covers and have gutters cleaned on a yearly basis. One of the problems is that the new roofs are 40 year shingles which are thicker than the old 20 year shingles which were removed.

Architectural Committee Report

- Unit 827: Request to remove the tree beside the unit due to fungal disease and replace it with a Japanese Maple. The architectural committee recommended approval with the following stipulation: the replacement tree will be chosen considering it's placement near the unit, it's expected longevity, and it's impact on the existing environment. The homeowner, Architectural Committee and Grounds committee should be involved with this decision.

Mary Jo Meyer moved to table the issue until Keith could check into the city's tree program in order to contain the cost for both the homeowner and the association. Seconded by Mike Neyens. Approved.

- Unit 833: Request to replace the existing skylight when the roof is redone. It is a Velux fixed skylight with the same style and construction as the existing skylight. Motion to accept by Mary Jo Meyer and 2nd by Keith Unangst. Approved.

Old Business

- A letter will be distributed with the July Board Minutes regarding water seepage in basements through the foundation at the ground level or below. The investigation into the issue was prompted by the need to clarify the issue and to maintain a consistent response to the problem.

New Business

- The need for mulching this year was addressed. After extensive discussion, Mary Jo Meyer moved to not mulch the grounds in 2008. 2nd by Janet Stecklein. Approved.
- Chadwyn Cox will be the attorney representing Stonehill Community Association in the future due to the resignation of Tim O'Brien who has accepted a position in the City Attorney's office. We thank Mr. O'Brien for his assistance in the past and look forward to working with Mr. Cox.
- Motion by Janet Stecklein and 2nd by Mike Neyens to purchase an 18 Volt Polesaw plus extra battery. Approved. This polesaw will be available to all homeowners. Contact Dick Koob.

The Board is in need of a Treasurer to fill in until November. If interested, contact Mary Jo Meyer at 556-3302. Thanks!!!

Next Board meeting will be held on Monday, August 18th in unit #905 at 7 pm.

8:30 pm Motion to adjourn by Dick Koob and 2nd by Mike Neyens, approved.

CONZETT & O'BRIEN

William A. Conzett
*James A. O'Brien
Attorneys at Law

491 West Fourth Street
P.O. Box 741
Dubuque, Iowa 52004-0741
Telephone: (563) 556-8552
Fax: (563) 556-8572

*Licensed in Iowa, Illinois & Wisconsin

May 27, 2003

Harold Conzett
829 Stone Ridge Place
Dubuque, IA 52001

RE: Drainage Issue

Dear Harry:

You have asked me to review the governing documents for the Stonehill Community Association to determine whether the Association has any responsibility for installing or replacing drainage tile around the foundation of the buildings to the extent necessary to prevent water infiltration into the units. In order to answer your question, I have reviewed the Declaration of Restrictive Covenants, particularly Articles IV and V.

Article IV, Section 5 seems most directly related to the problem in question. This section allows the Association to impose a special assessment on an individual unit for the cost of reconstruction, repair or replacement of internal or external components. Drainage tiles related to a single unit would seem to fall within this section. The assessment can be levied after 30 days prior written notice being given to the unit owners specifying the work that needs to be done. The unit owner can then choose to do the work at their expense or the work can be done by the Association if not done by the home owner in the time specified. If the Association performs the work it can then assess the cost to the unit. That cost would be a lien against the lot.

Article V of the Covenants covers the issue of exterior maintenance and seems to be less appropriate to deal with this situation because it refers to maintenance of the Common Area, all lots and the exterior surfaces of all buildings. The intent of this provision seems to be more generalized than it is specific to any one unit. It also seems to more directed at maintenance issues than it is toward major capital projects such as drainage tile.

I hope this answers your questions but if you need any further information please feel free to contact me.