

## STONEHILL COMMUNITY BOARD MINUTES

September 15, 2008

**Present:** Dick Koob, Keith Unangst, Janet Stecklein, Mike Neyens, Mary Jo Meyer, Pat Rollins, Karen Griffin, Shirley Briggs & Darlene Konzett for the Architectural Committee

**Meeting called to order** 7pm

### **Minutes of previous meetings**

- Motion to accept the minutes Dick Koob, 2<sup>nd</sup> by Keith Unangst, approved

### **Treasurer's Report by Karen Griffin**

- **Budget report** – available on the web site. [www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Next Years Budget** – Motion made by Mary Jo Meyer to have Karen contact Larry to see if he is willing to prepare the 2009 budget, 2<sup>nd</sup> by Pat Rollins, approved.
- **Assessments** – All assessments are paid except the one unit that has a lien against it.

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

- **Snow removal bid**– There is a 3% increase in the cost per hour due to increases in supplies etc. There is also a national shortage of road salt due to the extensive use last year. A suggestion was made to mark some type of guides on the property to guide the plows, helping to avoid damage to the grounds. Dick will work with College to remove the fences, Motion made by Mary Jo Meyer to accept the contract from College Lawn Service, 2<sup>nd</sup> by Janet Stecklein, approved.
- **Mulch** – Motion made by Mary Jo Meyer to purchase mulch for the entrance flower bed, 2<sup>nd</sup> by Janet Stecklein, approved.
- **Water shutoffs – The minutes of June 23, 2008 listed the water shut offs that were noted as homeowners responsibility. These shutoffs are a safety problem. The following was noted in the minutes**
  1. **Unites 809,811,817, and 819** – unable to locate the shut offs
  2. **859, 861** – need to be exposed
  3. **887, 889, 880, 832** – need new lids
  4. **867** – tighten lid
  5. **884** – lid broken
  6. **790,788** raised shut off **786** (also has a missing lid)
  7. **911** – Used spray expansion insulation around shut off – could the water be shut off in an emergency?
  8. **883,862,866,870,872, 876, 878** – unable to locate the shut off
  9. **Unit next to 873** – unable to find shut off
  10. **885** – Shut off hidden under rock, other one under pot.

**Outside shutoffs are important in the event of a water leak between the shut off and your town house. If it could not be located quickly there could be extensive water damage to your property. Some shut offs have sunk resulting in a hole in the blacktop (a safety trip hazard) others are missing the lid resulting in an open hole.**

**IF THE HOMEOWNER OF A SHUT OFF THAT IS A SAFETY HAZARD DOES NOT REPAIR THE SHUT OFF THE ASSOCIATION WILL REPAIR THE SHUT OFF AND CHARGE THE HOMEOWNER FOR THE REPAIR. Contact Dick Koob (583-7298) with any questions or suggestions as to how to remedy the problem.**

- **Tree removal** – tabled until next spring.
- **Chain Saw** -- Only one bid was received. Mary Jo Meyer moved to sell the chain saw to the bidder for \$115. 2<sup>nd</sup> by Karen Griffin, approved.

### **Buildings by Keith Unangst**

- **Dumpster** – Keith will get a bid on repairing the dumpster near building 11 & 12. And will check others for damage.
- **Siding** --- The minor repairs noted on the walk around will be addressed by a contractor.
- **Building #13** – damage on the siding due to water damage will be repaired.

### **Architectural Committee by Darlene Conzett**

- **Request:**
- Unit 830- replace deck
- Unit 861 replace windows
- Unit 888 – replace front door
- Unit 895 enlarge back yard garden
- Motion made by Keith Unangst, to approved the requests 2<sup>nd</sup> by Janet Stecklein, approved
- **See attached Architectural Committee Minutes for details**

### **Old Business**

- **Picnic** – The Stonehill Picnic is planned for September 20<sup>th</sup>. Contact Janet Stecklein (583-6427) for a reservation. Cost is \$3.00 per person (the same price as last year) This is a great way to meet your neighbors. The committee discussed a possible August date for the picnic next year.

### **New Business**

- **Legal opinions** --- Mary Jo has already or will be seeking legal opinions on the following:
  1. **Shared entries** – How is the replacement of a front entry handled when it is shared by 2 homeowners?
  2. **Renewing covenants** – have there been changes in state regulations concerning the schedule for renewing association covenants?
  3. **Standard form** – the association needs a legal standard form that would give notice to a homeowner that needed repairs or maintenance has to be addressed in 30 days
- Unit 850 –this homeowner does not want to maintain the plantings on the side of his unit. Dick Koob will talk to him regarding the homeowners cost to remove or pay to maintain the plantings.
- Christmas Party –Motion by Mary Jo Meyer, made to give the Christmas committee \$50.00 for needed expenses, 2<sup>nd</sup> by Keith Unangst, approved.

**Next meeting October 20, 2008** at Mary Jo's house #905

**Meeting adjourned 8:20 pm**