

Stonehill Community Board Meeting Minutes
October 27, 2008

Present: Karen Griffin, Keith Unangst, Dick Koob, Janet Stecklein, Mike Neyens, Mary Jo Meyer, and Shirley Briggs .

Excused: Pat Rollins

Meeting Called to Order at 7:05 pm.

Minutes to Previous Meetings:

Motion to accept the September minutes by Mike Neyens (with the following correction: Mulch was for the flower bed across from building 11 not the front entrance), 2nd by Karen Griffin, approved

Treasurer Report by Karen Griffin (Temporary Treasurer)

- **Budget Report** – available on the web site, <http://www.stonehillcommunity.org>
- **2009 Budget** – discussed and reviewed motion to approve proposed budget with the changes noted made by Janet Stecklein, 2nd by Mike Neyens, approved.

Grounds Report by Dick Koob

- **Flower bed beside building #3** – the flower bed was removed
- **Water Shut offs** – A company was contacted and will give a bid on the cost to repair individual shut offs so homeowners will be aware of their potential cost to repair a broken shut off or one presenting a safety hazard..
- **Fall Cleanup** – will be done after the leaves are all down.
- **Snow removal** – The company has removed the fence railings for the winter. Dick will request that they move the railings behind the maintenance shed.
- **Posts with reflectors to guide the snow plows** – Mike will purchase and Dick will have them installed.

Building Report by Keith Unangst

- **Gutter covers** – a bid was received to remove the covers. Work will be done after all the leaves have fallen.
- **Building #3** – Repairs completed to the outside of the building.
- **Building repairs per the June walk around** – will be completed yet this fall, weather permitting.
- **Building #7** – Gutter repairs completed
- **Building # 9** – Gutter reattached.
- **Dumpsters** – The last two will be repaired before winter.

Architectural Committee Report

- No requests received.

Old Business

- **Resign the covenants** – Mary Jo contacted the attorney. He advised that the covenants do not need to be resigned until 2018. The covenants need to be resigned by each homeowner periodically to remain in effect.
- **New forms** – There are new standard forms to give any homeowner who needs to make a corrective action. The first form gives a 30 day notice. The 2nd gives an additional 15 days notice. If the homeowner fails to complete the repair within that period of time, the board would have the legal authority to have the repairs done and bill the homeowner.
- **If no response to the request for corrective action** ---If the situation involves a repair to a unit (for example need for a new garage door) and a homeowner refused to make the repair after the 1st and 2nd notice is given, the board obtained a legal opinion that states that the board would have the right to seek a court action against the homeowner for a "specific performance" It is a remedy where in the court orders a defendant to perform a certain act or risk being held in contempt of court.
- **Chain saw** – A form has been developed so that any homeowner using the association's chain saw will need to sign before they use it. It states that the association is held harmless.

New Business

- **Termites** – The cost of dealing with a termite infestation is a homeowner's expense since it is below ground, not exterior and specific to a unit. If the owner fails to take the necessary corrective action, the Association would then have authority to undertake the necessary corrective action and assess the costs to the owner pursuant to our covenants.
- **Agenda for the bi annual meeting** – Motion by Keith Unangst, to have Larry prepare the notice for the annual meeting and mail out the information to the homeowners at a nominal cost, 2nd by Mike Neyens, approved
- **Drawing** --- Moved by Mike Neyens to have a \$30.00 door prize as a drawing at the Annual Meeting, 2nd by Keith Unangst, approved.
- **Christmas Party** – Annual Stone Hill Christmas party coming soon. Save the date, December 9th. It will be at Windsor Park Garden Room. Invitations will be sent out later. They are planning a few new surprises. So plan on coming and enjoying the company of your friends and neighbors. Guests will be welcome.

8:50 pm Motion to adjourn by Keith Unangst and 2nd by Mike Neyens, approved.

The Annual Stonehill Community Association meeting will be held on Monday, November 24th at the Mt St Francis Convent at 7 pm.