

STONEHILL COMMUNITY ANNUAL MEETING MINUTES

November 24, 2008

Present: Representatives from units:

728,829,895,897,878,923,805,884,859,857,862,890,886,905,833,907

Meeting called to order at 7PM

Minutes of previous meetings

- Motion to accept the minutes by Karen Griffin, 2nd by Darlene Konzett, approved

Grounds report by Dick Koob

- Dick reviewed some of the projects completed this past year. Projects included trimming trees, and the routine grounds tasks. He explained the problem with some of the water shut offs. Individual homeowners will be responsible for repairing or for the expense of the repair of the shut off if the Association contracts the work. There will be some instances where the blacktop is disturbed when the repairs are done. The Association will be responsible for the cost of the blacktop replacement.

Buildings by Keith Unangst

- The final list of roofs and the staining on scheduled buildings was completed including siding repairs. There are other minor repairs as reported on the Architectural report and by individual homeowners that have been completed, the items remaining will be addressed as the weather allows. All the dumpsters have been repaired. The gutter guards will be removed and the gutters cleaned as the weather allows. Buildings 8-9 and 10 will be stained next year. Some problems on the outside of building #13 were repaired.

Architectural Committee by Darlene Konzett

- Darlene reported that they are sorry for the lose of a committee member, long time resident Bob McCune. She reminded the homeowners that any change involving the outside of the units requires that a request form be submitted to the architectural committee for their review and recommendation. Then the request is forwarded to the board for the final decision.

Treasurer's Report by Karen Griffin

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **2009 proposed budget** – Was presented. The new budget does not include any increase in the annual assessment. 2008 included the major expense of the final re-roof project. Kathy Klein made a motion to support the proposed budget for 2009 2nd by Darlene Konzett, approved.
- **Form with current homeowner information** – Please return to Karen (at 800 Stone Ridge) if there are any changes. The form should include your current phone number (**note if you do not want the number published**) the form asks who has a key to your unit in case of an emergency, (the board does not want to be responsible for your key) Be sure your insurance company sends a copy of your property insurance to Karen, insurance should include replacement of any loss to property.

Old Business

- **Professional management** – Mary Jo reported that it would cost a minimum of \$100 a month up to \$1,200. Last year Mary Jo researched the costs. She also contacted almost all the homeowners to see if they would be willing to volunteer in some capacity. If you were not contacted for some reason and would be interested in any volunteer opportunity feel free to contact Mary Jo at 556-3302. She would be happy to hear from you.

New Business

- **Appreciation for services** --- all the board members have worked diligently so that our community maintains the very best quality for our common areas.
- **Volunteers** -- there have been many homeowners who have volunteered their time to take care of a flower bed, perform odd jobs, help with the grounds, and help with the Holiday dinner or the picnic. The Board is grateful for all the help to keep our community as lovely as possible.
- **Special Thanks** – to Karen Griffin who has been writing the checks since Larry Zettel resigned and to Larry for continuing certain duties to keep the association books in order.
- **Volunteer Board Members** – There are 3 board members whose terms are expiring. We need to someone who is willing to do the treasurer duties. If no one is willing to do the treasurer's duties it may be necessary to have the work out-sourced.
- **Tasks performed by Larry for a nominal fee** – Mary Jo reviewed the numerous tasks that Larry performs as part of his bookkeeping duties.
- **Buildings and Grounds** – It has been an especially busy year for Keith and Dick. The completion of the roofs was a very time-consuming job. Long range plans include possible replacement of siding. The current siding is becoming more difficult to find and it is expensive. The financial viability of such a project needs to be planned so that a special assessment can either be avoided or at least reduced by sound financial planning.
- **Upkeep of our townhouses** --- Our townhouses are reaching 30 years more or less so the upkeep of our units is especially important. Some of the items identified on the Spring Walk around have not been addressed by some of the homeowners. In order to maintain the buildings, the board sought the advice of the association's lawyer, Chad Cox. With Chad's guidance and direction, a standard procedure has been established in order to have the work completed. The board sincerely hopes that in the future, the work needed by the homeowner will be addressed in a timely manner and no further notification will be necessary.
- **Election of officers**--- There are four open positions for 3 year terms. **Janet Stecklein and Dick Koob have agreed to run again.**
- **Keith Unangst nominated Don Steger**
- **Harry Conzett nominated Donna Slade**
All attending voted to approve the slate of nominees.
- **Door Prize** – The drawing for \$30.00 in Chamber Dollars was won by Irene Sigwarth.
Next meeting June of 2009

Meeting adjourned 8:05pm

Cookies and coffee enjoyed by those present.