

**STONEHILL COMMUNITY SEMI ANNUAL MEETING MINUTES  
JUNE 23, 2008**

**Present:** Homeowners from units  
905,833,855.911,905,782,907,913,923,801,895,897,878,805,919,829,857,859,766

**Meeting called to order** 7pm

**Minutes of previous meetings**

- Motion to accept the minutes of the November Homeowners mtg made by Dick Koob, 2<sup>nd</sup> z by Janet Stecklein, approved

**Treasurer's Report by Karen Griffin (Temporary treasurer)**

- **Budget report** — available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Larry Zettel** — resigned from the board. Karen has agreed to serve as temporary treasurer. Larry will perform some bookkeeping duties and will be paid a stipend of \$50.00 per month. (See Memo attached to the May minutes for details.)
- **Roofing bill** — Building #6 bill for the roof has been paid. (\$12,000)

**Grounds report by Dick Koob**

- **Lawn** — -- Generally the grass cutting is progressing well. There are a few details that Dick will review with the contractor.
- **Bush Trimming** Some of the work has been completed. A professional has been hired to perform the work with the cost not to exceed \$500. Dave Rollins and Dick have also been busy with misc work on the grounds.
- **Black Top** —Most of the areas needing repair have been completed. Dick will follow up on the remaining areas.
- **Storm Sewer Cleanout** — The sewer by bldg #2 was cleaned out by a contractor. This avoided possible water damage to nearby units.
- **Alverno sidewalk** — has been completed and matches up nicely with our existing sidewalk.

**Buildings by Keith Unangst**

- **Roofs --- Building #6 is completed. Building #2 will be next.**
- **Siding** — Repairs need to be made on each building before it is stained. Repairs should be started mid week. Buildings #5, 6 and 7 are scheduled to have siding repairs and be stained.

**Architectural Committee by Darlene Conzett**

- **Walk around** — Has been completed. Darlene thanks everyone who participated. There were both architectural and board members present. Also the committee wants to thank everyone who takes care of a flower bed. Our grounds look lovely thanks to all the volunteer efforts.  
**Concerns**—
  1. **Plantings** — Some of the end units with plantings beside them are looking overgrown and weedy. Those plantings are the responsibility of the homeowners. **IF SOMEONE IN ONE OF THOSE END UNITS FEELS THEY CAN NO LONGER CARE FOR THE PLANTINGS THEY SHOULD NOTIFY THE BOARD AND THE BOARD CAN DECIDE HOW TO HANDLE THE PROBLEM.**
  2. **Patios** — There are a number of patio that seem to be pulling away from the buildings, some as much as 1 1/2". This is a homeowner responsibility. **IT IS RECOMMENDED THAT THE CRACKS BE FILLED TO AVOID DAMAGE TO THE PATIO WHEN WATER SEEPS IN AND THEN FREEZES. THIS HAS THE POTENTIAL TO BREAK UP THE CONCRETE.**
  3. **Radon** — **If any construction needs to be done contact the board member before any work is done.** This will avoid having to do the work over at an additional expense to the homeowner. This is especially important for anyone selling their townhouse.

- **Walk around report** --- A written report will be completed soon.
- **Water shut offs** - The following problems with outside water shutoffs were noted on the around
  1. **Units 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 missing lid)
  7. **911**—used spray expansion insulation around shut off— looks bad—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

**The outside shut off could be important in the event of a water leak between the shut off and your 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.**

#### **Old Business**

- **Visit Homeowners** --- In an effort to seek supportive help to the board in the maintenance of our community Mary Jo visited with many home owners. She found 47 either not home or not able to volunteer. (More were not home than unable to volunteer). 38 homeowners were willing to volunteer in several areas. She enjoyed meeting so many neighbors. Any homeowners that missed her visit are encouraged to contact a board member if they are interested in volunteering in any area.
- **Volunteers** -- Dave Rollins has been a great help to the community as he has helped Dick with work on the grounds. Janet Stecklein — has repainted out entrance sign. **Thanks to both of them and to all the others who make our community look great.**
- **Radon** — A discussion followed on how to monitor the installation of any radon installations.

#### **New Business**

**No new business.**

Motion to adjourn by Harry Conzett, 2<sup>nd</sup> by Pat Rollins, approved.

**Meeting adjourned 7:45pm**

**MARK YOUR CALENDAR**

**THE ANNUAL STONEHILL PICNIC IS PLANNED FOR SEPTEMBER 20<sup>TH</sup>. WATCH**

**FOR MORE INFORMATION IN AUGUST FOR DETAILS**