

STONEHILL COMMUNITY BOARD MINUTES

April 20, 2009

Present: Dick Koob, Keith Unangst, Janet Stecklein, Donna Slade, Mary Jo Meyer, Karen Griffin, Don Steger, & Shirley Briggs

Meeting called to order 7pm

Minutes of previous meetings

- Motion to accept the minutes Janet Stecklein, 2nd by Keith Unangst, approved

Treasurer's Report by Karen Griffin

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Taxes** --- The state taxes have been paid. No federal tax due.

Grounds report by Dick Koob

- **Dead oak tree** – two bids received; one company quoted \$452, the other \$250. All bids included the same services. Motion made by Keith Unangst to accept the bid from the low bidder, Cedar Birch, 2nd by Don Steger. Approved.
- **Damage after snow removal** – The last bill has been not paid until all work is completed. Some of the damages have been repaired. Dick will continue to monitor as work progresses.
- **Shut off valves** – Dick is waiting for a bid from a contractor.
- **Drainage behind bldg #6** ---- An engineer looked at the area on 4-16-09. Waiting for a recommendation.

Buildings by Keith Unangst

- **Roof Bldg #11** – Keith has contacted the roofer to look at the roof. There was a concern about the quality of the roof and some recent problems.
- **Gutter covers** ---- The covers will be removed after the trees drop their seed pods by the contractor, Milt Foulks. Then the gutters will be cleaned. Homeowners are asked to allow the contractor to use their water. He needs a source of water in each building. If a homeowner's water is used they may ask for a stipend of \$5.00 from the board.
- **Buildings to be stained** ---- Buildings #8, 9, &10 are scheduled. Keith will obtain bids for the work.
- **Replacement for sliding door screens** – one homeowner found that Zephyr could repair their screen.
- **Bldg # 13** – one unit is unoccupied. Mary Jo is having difficulty finding the legal owner of the unit so problems can be addressed to the proper person or agency.

Architectural Committee written report by Darlene Konzett

- **Requests**– need to be given to Darlene by 6pm May 13th for the committee to consider any requests at their meeting which meets before the Stonehill board meeting.

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Old Business

- **Old records** --- Don arranged for the shedding of all outdated old records. He is storing current records at his house.
- **Radon pipes** – Mary Jo Meyer moved that the Architectural Committee recommend an update to the policy manual concerning outside piping when radon piping is needed. The policy should include the official EPA government guidelines. 2nd by Don Steger. Approved.
- **SPRING LUNCHEON** – The spring luncheon will be held at the Garden Room Café on Thursday April 30th at 11:30. Call Irene Sigworth with reservations 556-5038.

New Business

- **New division of labor** --- Some time ago a discussion was held on dividing some of the tasks associated with various duties of the board. The two areas with the most time requirements are grounds and buildings. The grounds tasks have been divided as follows: Dick will be in charge of tree, shrubs, plantings, drainage problems and special projects (ex: moles, shut offs, etc) Don will oversee snow removal, ice problems, grass cutting, and parking lots. Keith will continue with the buildings (since the roofs are completed the tasks have been reduced to staining and siding repairs only). As other major building needs come up, additional building tasks may be divided.
- **Meeting times** --- Mary Jo Meyer moved that the summer meetings (May to Aug) meet at 6:30pm. 2nd by Don Steger. Approved.
- **Adjourned** ---- Keith Unangst moved the meeting be closed, 2nd by Don Steger, approved.

Next meeting May 18, 2009 at Mary Jo's house #905 at **6:30pm**

Meeting adjourned 8:30 pm