

STONEHILL COMMUNITY BOARD MINUTES

May 18, 2009

Present: Donna Slade, Keith Unangst, Janet Stecklein, Don Steger, Mary Jo Meyer, Karen Griffin, Shirley Briggs & Darlene Conzett for the Architectural Committee

Excused: Dick Koob

Meeting called to order 6:40pm

Minutes of previous meetings

- Motion to accept the minutes by Janet Stecklein, 2nd by Karen Griffin. Approved

Architectural Committee by Darlene Conzett

- **Requests**
- **#706 adding river rock** to a flower bed –Motion made by Mary Jo Meyer to approve the request. Seconded by Janet Stecklein. Approved.
- **# 880 replace sliding door** in approved style – Motion made by Mary Jo Meyer, 2nd by Keith Unangst., Approved.
- **#809 removal of a tree** in area adjacent to their Unit.—Motion made by Mary Jo Meyer to table the request to give time for the board members to look at the tree and its location. Then a phone vote will be taken. 2nd by Janet Stecklein. Approved.
- **Other issues addressed by the Architectural committee included: (See enclosed minutes for details)**
- **Undermining of the sidewalk on Windsor** – Don Steger will contact the lawn service to review how they trim along the sidewalk.
- **Radon policy** – The architectural committee is working on a written policy.
- **Walk around** – scheduled for 2 nights and is planned for the 1st week in June.
- **Notices to new homeowners** – The architectural committee will work on updating a welcome letter which was sent to new homeowners in the past. When the letter is completed a copy will be mailed to every homeowner. A packet of information about community living at Stone hill will be prepared to give to every new homeowner.
- **Building representatives--** It would be ideal if each building had a representative that could welcome new homeowners personally and present the packet of information to them. Board members will represent their buildings but additional homeowners are needed. If you are interested in volunteering to be a building representative call Mary Jo Meyer.

Treasurer's Report by Karen Griffin

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **Last snow removal bill** – is being held until damage from the snow removal is completed.

Grounds report by Don Steger

- **Bids needed** ---- for mulching and for repair of problem areas. Don has called 3 lawn service companies.
No companies have returned his calls so far.

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- **Damaged areas of the lawn due to snow removal** – Don has called College Lawn and Snow Service several times to request a meeting to review the damaged areas with the owner. Mary Jo Meyer made a motion to contact College one more time to request a meeting. If a meeting is not arranged in one week, Don will advise College that we will contact our lawyer. 2nd by Karen Griffin. Approved.
- **Lawn Fertilizer** – Don called 3 companies and only one returned his call and gave a bid. The one bid received was from Spring Green. They gave a bid for 3 applications for \$1,280. The three applications included spring, summer and fall applications for fertilizing and weed control. Don will check with the company to see how much the cost would be for just 2 applications.
- **Damaged storm drain by building #1** – Don contacted 3 contractors. He received one bid from Hamel for \$1,532. Don will re-contact contractors seeking additional bids. In the meantime Don will rent barricades to protect the area.
- **Snow removal contract** – Don is reviewing the wording of the contract for clarification purposes.

Buildings by Keith Unangst

- **Staining** --- buildings 8, 9, & 10 are scheduled to be stained. Keith contacted 3 contractors. He received one bid from Esser. They have done a good job for the past 3 years. The bid for staining was \$11,650. \$75.00 less than last year. The bid included caulking, staining, painting the trim and the garage doors. They also bid on the siding repair. Building #14 has dry rot in the back siding and is being repaired now. There are also many woodpecker holes that need to be repaired. Keith has a list as people have reported problems. These repairs will be done when the people are here to do the staining. Motion made to accept the bid from Esser made by Mary Jo Meyer, 2nd by Janet Stecklein. Approved.
- **Roof Building #11** – the roof was checked; Keith is waiting for the report.
- **Gutter covers** --- will be removed after the seeds have dropped from the trees.

Old Business

- **Poor drainage behind bldg # 6** – Three bids were received to repair the area. Busing & Associates, Engineers and Surveyors recommended we accept the bid from Jeff McAuliffe who had the lowest bid of \$1,363. Mary Jo Meyer made a motion to accept the bid from McAuliffe for repair of the area with sod. The responsibility of the homeowners will be to water the new sod. 2nd by Karen Griffin. Approved.

New Business

- **Trimming bushes, trees** – Last year Terry Koob pruned all the spring flowers and unruly shrubs and trimmed the evergreens as needed. He was given a budget of \$500. He spent only \$360. He has offered to do the pruning etc again this year. Mary Jo made a motion to have Terry Koob prune and trim again this year with a budget not to exceed \$500. 2nd by Donna Slade. Approved.

Next meeting June 22, 2009 at Mt St Francis at 7pm

Meeting adjourned 8:20pm