

STONEHILL COMMUNITY ANNUAL MEETING MINUTES

November 23, 2009

Present: Representatives from units:

859,919,886,801,829,833,766,855,881,815,805,884,915,913,857,847,878,876,895,897,855,782,
923,909,901, and 852

Board members present: Harry Conzett, Keith Unangst, Janet Stecklein, Mike Neyens, Donna Slade,
Don Steger and Shirley Briggs

Meeting called to order at 7PM

Minutes of previous meetings

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

Treasurer's Report by Karen Griffin

- **Budget report** – available on the web site. [http:// www.stonehillcommunity.org](http://www.stonehillcommunity.org).
- **2009 budget** – over in snow removal and drainage repairs. There is one delinquent account. There is a lien on the property.
- **2010 proposed budget process was presented by Larry Zettel– Motion** to accept the 2010 budget made by Melinda Rettenberger 2nd by Kathy Klein, 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.

Grounds report by Don Steger

- Lawn care is finished for the year including the fertilization. The contract for the snow removal has been signed. **ANY CONCERNS OR PROBLEMS WITH A CONTRACTORS WORK SHOULD BE COMMUNICATED WITH A BOARD MEMBER NOT WITH THE CONTRACTOR.**

Buildings by Keith Unangst

- Building # 3 had a problem with carpenter ants and moisture. It has been repaired and the ants treated. Problems were uncovered in building #9 when windows were being replaced. Siding was damaged and had to be repaired. There are also occasional problems with woodpeckers damaging the siding. Problems have been repaired. There were a number of small concerns that have been repaired. Keith will meet with the contractor who cleans the gutters to check on the condition of the downspouts.

Architectural Committee by Darlene Conzett

- The committee has met mostly by e-mail this year and it has worked well. Any homeowner concerns noted in the walk around has been handled better this year due to the forms developed by past president Mary Jo Meyer. If a problem is noted that is a homeowner's responsibility a form is delivered allowing the homeowner a certain amount of time to remedy the situation. We have 9 members on our committee but we welcome any other homeowner who may be interested in helping.

Old Business

- **Professional management** – Larry Zettel reported on his research efforts on possible management firms to handle committee business. He contacted 3 professional managers by letter. Only one responded and reported that the cost would be about \$40. Per month per unit, almost \$500 per unit. The other 2 were not interested after Larry contacted them again by phone.
- **Abandoned unit** – The unit was up for a sheriff's sale but the sale was cancelled twice. Our lawyer has been contacted

New Business

- **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.
- **Election of officers---** There are 3 open positions for 3 year terms.
- **Nominee were**
Melinda Rettenberger
Abby Kouba
Bev Oppelt
Harry Conzett
Kathy Klein
Motion made by Darlene Conzett to close the nominations 2nd by Kathy Klein, approved
The election was done by secret ballot. The winners were Harry Conzett, Melinda Rettenberger, and Abby Kouba. Thank you to all those who offered to serve.
 - **DuRide ---** Kathy Klein described a service that provides rides for those over 60 for a nominal charge. This service is also looking for volunteers to help provide rides. For more information phone # 451-4999

Meeting adjourned 8:00

Cookies and coffee enjoyed by those present.

Board meeting will be held on November 30th at Harry Conzett's house # 828