

*Stonehill Community Association  
800 Stone Ridge Place  
Dubuque, Ia. 52001*

The board meeting minutes of August 24, 2009 informed community members of the resignation of Mary Jo Meyer, the President of the Board of Directors. Mary Jo's term was to end in November and Harry Konzett kindly agreed to step into the position until this time. Including this position we will have 4 board members whose terms will be ending. In addition, we have a current board member whose job requires extended traveling so is unable to attend many of the monthly meetings.

The Board of Directors has participated in many discussions regarding the lack of participation in our community and what the future holds for Stonehill Association. It has been concluded that there are three possible solutions to consider.

1. We try to continue as we have been with a small number of volunteers doing the work of the entire association. Over the past 10 – 15 years a handful of the same people have served on the board, many of them serving multiple terms to keep board positions filled.
2. We increase participation. This would require assigning specific tasks to community members, other than board members. Volunteers would be needed to help with various projects within the community.
3. We employ an outside management firm. This has been discussed in the past but not initiated as those people who have served multiple terms have “stepped up to the plate”.

At the June 2009 Homeowners meeting there were 20 representatives of the 87 units of our community. Of those 20, nine were current board members or appointed to the board that evening. The other eleven people were the same community members who attend all of the homeowner meetings. Looking at these figures it seems as if the majority of the homeowners who reside in our community have no interest in maintaining or governing our association. We as a Board of Directors question how well our association can continue to function with only 10% of the owners taking responsibility for the maintenance and affairs of our community.

Over the next several weeks the Board of Directors will be gathering information regarding the costs associated with hiring a management firm. These costs will be presented to homeowners at the November meeting. Be aware that if this is the route taken, the owner assessments will increase significantly to cover the expense. When inquiring several years ago it was determined that the annual assessment would increase approximately \$100.00 - \$200.00 per owner. It is not unrealistic to conclude that at the current time it could be possible to have a \$200.00 - \$300.00 per year increase in the homeowner assessments. In addition, a Board of Directors would still be required as per the association covenants.

In conclusion, we are once again asking for volunteers to serve on the board and also to help the board members. New faces and new ideas are good for any type of organization. Serving on the board is not a difficult or intensely time consuming job. Some positions do take more time than others but with increased participation these positions could be made much simpler.

We live in a beautiful community and hope that will remain so for many years to come but without involvement this may not be the case. Please make an effort to attend the November meeting and to volunteer your help to maintain our community in the manner that you have become accustomed to living.

Sincerely,  
Stonehill Community Board of Directors