

Stony Ridge Board of Directors Meeting

May 17, 2022

Via ZOOM

PRESENT:

Mary Browne, President: MEBrowne11125@gmail.com

Carole Janus, Secretary: carolejanus@gmail.com

Jane Rodgers, Vice President: Jane.Rodgers@hotmail.com

Larry Brown, Treasurer: brownlj65@yahoo.com

Joe Iacobelli, AMI Property Mgmt., Joei@amicondos.com

Mary called the meeting to order at 8:36 a.m.

OLD BUSINESS:

- Mary made a motion to approve the April 19 minutes. Jane seconded the motion and all approved.
- Review and Approval of Financial Statement - April 2022. Larry reported that all the numbers are in good order. The YTD Net Income is now at \$12,807.00. The snow and salt bills are done, so the only big invoice we will see is the \$6,500 from Midwest for the sealcoating. There is \$9,000 sitting in the Asphalt Account (number 77000), so that will cover Midwest.
- Large expenses in April: Adam Oaks for \$2,548 fuel increase (a one time charge), snow removal for \$4,664, salting for \$1,575 and insurance for \$2,183.
- Reminder to Joe: Please have accounting close the CD that is maturing on May 14, and place the funds in a money market account for now.
- Carole made a motion to accept the Review and Approval of Financial Statement. Jane 2nd and all approved.
- Review of DTE Electric & Water Bill Spreadsheets-everything in order.
- Midwest Pavement Review -Invoice #1174 for \$6,500, including a surcharge of \$1,000. The sealcoating was accomplished; however, due to a spillage of sealcoat at the driveways of 1182 and 1125 power washing was needed. Midwest sent their team out quickly and they worked very hard to resolve the issues.
- Modification Request/submitted 4-19-2022: 1012 CC Co-owner, as Joe has explained, needs a permit from the City, since the steps and railings are being replaced. He has not had a return call from Co-owner.

- Modification Request/submitted 4-25-2022: 1175 CC Co-owner was advised by Joe that, even though it's after the work has been done, a Modification Request needs to be submitted along with the name of the company completing the work. They reported that Sharon's Heating & Venting is the name of the company.
- Modification Request/Approved on 4-30-22: 1030 CC Brick Paver Patio Approved.
- Modification Request/Approved on 5-2-2022: 1194 CC (POD/Storage Container) Approved.
- Modification Request/Approved on 5-2-2022: 1175 CC (POD/Storage Container) Approved
- Modification Request/Not Approved on 5-11-2022: 1206 CC (Tree Removal) Joe reported to Co-owner that it is doubtful that the City would approve removal since the tree is healthy. Joe also included the Tree Policy and requirements from the City. Co-owner thanked Joe for his help.
- Approved Email Vote 5-4-2022 - Stony Ridge Website Upgrade. Joe will send the Board a new version for approval. The question arose if we need to create a new logo or use a photo that may already be available, such as the gazebo through the years, as an example. The current information will be available along with so much more and the content will change accordingly to make it user friendly and easy. This is very important since the Board is putting so much information on the site instead of mailing it to co-owners.
- Approved Email Vote 5-10-2022 - Luigis Ferdinandi's Quote #22188 - \$48,173.25 + \$121.50. Questions by Joe arose regarding the sidewalk at 1187 CC and two slabs on the front walkway at 1169 CC. A carpenter will also be needed to replace the walk up in the garage after the cement work at 1163 CC. We will coordinate Luigi and the carpenter. Joe will request an updated quote from Luigi.
- Approved Email Vote 5-12-2022 - AMI Management Company contract for 3 years. Mary to sign and send to AMI.
- Resale Status Letter: 1084 CC - Closing is scheduled for 6-10-2022
- 1146 CC - 7 x 17 4 pieces of driveway have been damaged and need to be replaced, along with the 8x12 sill. This will be added to Luigi's quote since it is under warranty and Co-owner will not be charged; however, Co-owner will be responsible to have the existing adjacent pavers removed and then replaced at Co-owner's expense.
- 2022-2023 Snow Removal Contractor (Need Proposals). Joe is working on this.
- Power Washing - North Side of Buildings (Summer of 2022). Joe is also working on this. Mary & Larry need to walk around and identify which buildings need to be cleaned. This will happen soon.
- Open Discussion - 1084 CC: Co-owner can't find the Rules and Regulations and asked if they can be sent to a prospective Co-owner. It will be suggested that the prospective Co-owner attend the upcoming Annual Meeting to receive them.

NEW BUSINESS - Board Action and/or Discussion:

- Reschedule Property Walk with Terry Jenkinson/Save a Tree. Joe will contact Terry; Tuesday in the afternoon is preferable for us.

- **LEGAL -**
- Nothing to report.

The next regular Board meeting will be Tuesday, June 21, 2022 at 8:30 AM, EST
Annual HOA meeting date is Monday, May 23, 2022, at 6:30 PM, EST
Mary adjourned the meeting at 9:21 am.

Respectfully submitted,
Carole Janus