

Stony Ridge Board of Directors Meeting

July 19, 2022; Via ZOOM

PRESENT:

Mary Browne, President: MEBrowne11125@gmail.com

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

Larry Brown, Treasurer: brownlj65@yahoo.com

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

Absent - Mary Cameron: mary.cameron@henkel.com

Mary called the meeting to order at 8:29 a.m.

OLD BUSINESS:

- Mary B. made a motion to approve the General Session Minutes from June 21, 2022. Jane seconded and all approved.
 - Review and Approval of the Financial Statement from June 21, 2022. Larry shared that all the numbers are in good order. The Year to Date (YTD) Net income is at \$8,170.08. This is a good number to start off the new fiscal year.
 - We finished the last fiscal year on May 31, 2022, with a positive \$11,418.10 in the Net income. This was used to offset the retained earnings figure of \$(-9,960.06). You will see notes on this on the Balance sheet for 6-30-22.
 - The invoice from Instant Maintenance for \$8,542.44 was paid out of the Appropriated Irrigation reserve account. At the last meeting, we discussed having it paid out of the Appropriated General Reserve, but accounting did it their way. This still works, but my preference was from the General reserve. Joe asked AMI to correct it as to Larry's request and they did.
 - Larry asked about the invoice from Pristine for 1146, 1060 and 956. The invoice was detailed out as gutter clearing and we just had all the gutters cleaned, so why are we being charged again for this. Joe explained that in early May the gutters at 1146 were sealed and water proofed, they were not cleaned. 1060 was a similar issue, the gutter guards needed to be reattached on the side of the condo. At 956, the French drains were cleared out. The co-owner requested this, he thought they were clogged.
- Mary B made a motion to approve the Financial Statement. Larry seconded and all approved.
- Review of DTE Electric & Water Bill Spreadsheets - everything in order.
- Modification Request/submitted 4-19-2022 (still need a deck permit: 1012 CC (Back Deck).
- Modification Request/submitted 6-24-2022 [on hold] 1187 CC. Larry had a conversation with this co-owner to explain why the Board wanted to talk to the

deck installer about any rotten boards behind the removed deck. The co-owner now understands what we are looking for and why they need to call Larry when the tear-out begins. Co-owner is looking at different construction companies and this is still in progress.

- Modification request/submitted 7-11-22: 1072 Generator installation. Mary questioned how the gas line would be run from one end of the condo to the other? Joe will get more information before this is approved.
- Modification Request/Approved 6-9-2022: 902 CC (Back Deck Awning) This is not being installed – co-owner changed their mind.
- Resale Status Letter:

NEW BUSINESS - Board Action and/or Discussion:

- Carole Janus resignation from the Board on 7-10-2022 due to personal reasons.
- Scooter Policy: Skateboards & Roller Blade signs. Our attorney actually wrote the original language for the signs. Jane will take pictures of the signs and send to Joe for follow-up. We did check with the City and Churchill Circle is a private road, so we can set policy. The City only gets involved with Stop sign issues.
- John Larson work update: Week of 7-18 and then again in late August [with a new employee]. He has 42 open work orders. John turned in 9 small work orders recently and was in the complex yesterday working.
- 2022-2023 Snow Removal Contractor bids – 6 bid requests went out with an August 21 deadline. 1 company is coming out to measure today and Joe had a conversation with Adam Oaks. We hope to get them in soon.
- Adam Oaks Lawn contract ends Nov 30, 2022- \$37,900 + \$1,000 for mulch = \$38,900. Joe requested a 2023 bid on 6-29-22.
- \$25.00 Late Fee [+ \$5.00 admin fee] is what AMI is now charging. This is on a \$50.00 grace amount with a 10-day window. Mary asked Joe to send out a notice of this fee increase to the co-owners; Joe will do that.
- Power washing the north side of the building – Mary will get with Larry to schedule a walk-around to look at the buildings.
- Website Update – background colors changed to a sage green – looks much better. Board members to take a look.

OPEN DISCUSSION:

- Social Committee – Jane is concerned about the interest in the social community and will write an email asking for interest in specific activities. If we do not get much interest, the social commit may be disbanded.

LEGAL -

- Nothing to report.

The next regular Board meeting will be Tuesday, August 16, 2022 at 8:30 AM, EST
Mary adjourned the meeting at 9:12 am.

Respectfully submitted,
Mary Browne