

Stony Ridge Board of Directors Meeting

August 16, 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 B. called the meeting to order at 8:36 a.m.

OLD BUSINESS:

- Jane made a motion to approve the General Session Minutes from July 19, 2022. Larry seconded and all approved.
- Review and Approval of the Financial Statement from July 2022. Larry shared that all the numbers look to be in good order.
 - The year to date (YTD) Net Income is now at a positive \$10,441.84. That's very good. Last year on July 31st it was at \$1,113.04.
 - Instant Maint. did a repair at 1248 CC, adjusted a sprinkler head away from a new Generator that the unit owner had installed. Larry questioned if the \$80.00 should be charged back to the unit owner. After discussion the board decided not to charge back, due to all the work this unit owner does for the board and community. But Joe will contact this owner and explain past practices of the Board concerning adjusting/moving sprinkler heads.
 - The Citizens bank checking that normally has \$5,000 as a balance, dropped to \$4,995.00 due to a \$5.00 dormant fee. Accounting at AMI will be making a small deposit to this account to prevent any further dormant fees. Brenda will monitor this and set up a transfer on a regular basis. Joe will set a reminder [once or twice a year] to reverse some funds back. This will prevent dormant fees on the checking account. Maintenance fees are waived because we carry over a \$2,500 balance.
 - Mary B. made a motion to accept the review and approve the Financial Statement, Jane seconded and all approved.
- Modification Request/submitted 4-19-2022: 1012 CC/Ken Norman (Back Deck)

- Deck permit acquired and work to begin. (Approved by the board on 8.16.22)
- Modification Request/submitted 6-24-2022 (on **hold**): 1187 CC/Ricardo & Linda Alessio (Back Deck)
- Modification Request/submitted 7-11-2022: (on **hold** for more info) 1072 CC/Paul Bonenberger (Generator)
- Skateboards, Roller Blades & Scooter Street Sign Project – Completed and signs will go out soon
- Resale Status Letter: N/A

NEW BUSINESS - Board Action and/or Discussion:

- SavaTree Estimate #794269 for \$11,361.00 – (pg. 3-4)
 - 1212 CC – tree is hitting his car in the driveway. This is already on the list for trimming. This condo address is listed twice on Terry’s bid – Joe to look into. (Once for the tree over the drive way, and also, the pine tree on the left side of the drive)
 - 1048/1054 CC – leaning tree in back, next to the sewer drain. Neighbors have expressed a concern about the tree leaning and not looking good. Terry said it is growing at the top but it looks really bad and is leaning quite a bit. We do not want that tree to fall and damage a condo or anything else.
 - 1113 CC – tree hangs really low over the sidewalk – you cannot walk under it. On the list for trimming.
 - Mary made a motion to accept the bid, including the additional trees that Joe shared with Terry once Terry has completed his final walk around. Larry seconded and all approved.
- CJB Pest & Mosquito Control – Mole Trapping for the following five (5) addresses: 905 CC (M. Dunn), 1030 CC (A. Redpath), 1084 CC (B. Grossman), 1096 CC (F. Glasgow), 1140 CC (S. Lewis). They are scheduled out today. They did not supply a multi-unit discount because not all the locations are next to each other.
- 2022-2023 Snow Removal Bids 5/13/2022 – 12 Bid Requests, 4 Declined [Adam Oaks, Home Grown, Lucia Landscaping – all have full schedules; Big Lakes Lawn Care is too far away], 0 Received (August 31 deadline). Since the Minutes went out - Paul Pochmar with Jake Ryan Landscape would like to submit a bid and Superior Scape just came in at \$40,516, which included snow removal and salt.
- Adam Oaks removed the tree that was hit by lightning twice - 974 CC – they will replace with either a Maple, or Elm - like existing w/in the community. 12’ planted & staked for approximately \$400-\$500. Joe will contact the co-owner and give them a choice of the two recommended trees.
- 1169 & 1175 CC – Front Lawn Damage – (pg. 5) This lawn looks terrible and has

been raked and seeded. It does not help that we are under a water restriction and cannot water the lawns right now. We will keep an eye on it and reseed in the fall if necessary. Joe checked with Country Club [fertilizer company] and they said that it was fine to fertilize even though the water is not on.

- Power Washing – North Side of Buildings (Summer of 2022) – Request from 1084 CC to look at - walk around scheduled for Aug 23 in the afternoon.

Open Discussion -

- Mary shared the latest information from the Rochester Police Department concerning the water restrictions. We may be on restrictions for 2 weeks. Co-owners can pick up a case of water per day from the Fire Department. There is a ban on outside water usage and the sprinkler system has been turned off. The City has posted signs on the property stating such. We do have some water, which is a good thing, but the boil alert is in place.
- Mary purchased another gallon of exterior paint – Phase II at 35% off for \$49.95 and will send the receipt in to Joe for reimbursement.
- Instant Maintenance would like to add extensions to all the sprinkler heads between Letica and the sidewalk for \$750-\$1000 – the Board will take a look at the sprinklers and then vote on this.
- John from Country Club called in during our meeting and stated that they fertilized the community today. The lawns will be fine without watering for now.
- Mary will start working on the Fall Newsletter.
- Social Committee – Jane is concerned about the social committee and wrote an email asking for interest in specific activities. Jane **did not receive one call or email** of interest from anyone wanting to join the Social Committee. Sadly, she recommends disbanding the committee, Board approved.

Next Board meeting date is (3rd) **Tuesday, September 20, 2022, at 8:30 AM, EST**

General Session Meeting adjourned at: 9:49am.

Respectfully submitted 8/16/22,
Mary Browne