

Stony Ridge Board of Directors Meeting
General Session

November 15, 2022; Via ZOOM

PRESENT:

Mary Browne, President
Jane Rodgers, Vice President
Larry Brown, Treasurer
Mary Cameron, Member At Large
Joe Iacobelli, AMI Property Mgmt.

Mary B. called the meeting to order at 6:02pm.

OLD BUSINESS:

- Mary B. made a motion to approve the General Session Minutes from October 18, 2022; Jane seconded and all approved.
- Larry reviewed the September Financial Statement.
 - All the numbers look good. Still waiting for large invoices to hit, and then we will see some negative YTD Net income figures. Current YTD Net Income [which is now called - Calculated Retained Earnings] on the Balance Sheet, is at a positive \$6,291.08.
 - I put some notes on the Balance Sheet, to show how we are paying for the cement invoice, from Luigi's cement company.
 - When looking at the Appropriated General reserve, I could not find \$10.45 that was part of the increase from last month.
 - I took extra time to figure out how to read the check register detail, for comparison to the Income statement. I like to match items up and check them off, with some identifying notes.
 - FYI...I don't like the format of the new Annual Budget - Comparative sheet. I figured it out, but I prefer the old format. I made notes in the last column, showing the - Variance YTD real to annual budget in \$. [This shows what's left in the budget for the rest of the fiscal year]. The old Revenue and Expense statement showed this in the last column. It's very helpful when you are considering the new budget for the following year, and when you are looking for funds to cover expected invoices.
 - The new Income statement is really the replacement for the Revenue and Expense Statement [which had four columns]. The third column on the new one shows [\$ per unit for Selected Month]. This is not important. I would rather see the same four columns as before [Actual Current Period, Actual current year, Budget Current Year, and Variance YTD Real to Annual Budget in \$].
 - Not having the fourth column showing the "Variance YTD Real to Annual Budget in \$, makes more work for me.
 - Jane made a motion to approve the September financial statement, Mary B 2nd and all approved.
- Larry reviewed the October Financial Statement.

- All the numbers are in good order, with the YTD Net Income now at \$ - 277.10. It may go further into the negative once we start receiving snow removal and salt invoices.
- Large invoices that were paid are the Cement repair, lawn service and power washing.
- I still do not like the new format of the income statement, the check register and the Annual Budget Comparative. The old report used to identify the address for work done, making it easier to match up repairs with invoices. Also, the Comparative does not have the column showing what is left for the year for each budget item.
- The \$ per unit column on the Income state is wasted space.
- I know this is the new format for AMI, but it makes more work for me.
- Jane made amotion to approve the October Financial Statement, Larry 2nd and all approved.
- Financial Summary – The numbers for both months are fine and we are slowly getting used to the new format. We will have invoices for SavaTree, snow, salt, and Shine Holiday decorations for our entrance way. Shine gets paid out of the Grounds budget line.
 - Review of September 2022 water bills w/2021 comparison. Our water bill is higher than usual and we need to see what the next invoice says. Co-owner at 971 CC, notified Joe by email stating that the “right side from our garage close to our condo the ground is very wet and feels spongy when you walk on it close to our garage wall. I think someone should come check it out? Maybe broken water line?” Instant Maintenance was issued a Work Order and found a broken sprinkler head. We had a leak in one of the lines that went on for quite some time behind 1212. We will ask Instant Maintenance to check the meters in the spring and make sure no leaks are apparent [they can tell by how the meters are operating]. The City of Rochester changed their billing dates which also makes a slight difference.
 - AppFolio for the most part is fine. We really do not need the Cost per Unit line but would appreciate having the column of how much money is left in the budget [variance year-to-date] – without having to figure it out manually. The check register used to have addresses on it and now they are listed on the bottom – just takes more time to resolve and confirm items. AMI didn’t develop this spreadsheet; it is what came with the system. AMI is looking into what changes can be made and is soliciting comments.
 - Larry has already begun his prep work for the annual budget, a lot of this is now completed by hand with the new system.
- 3-Year (2023, 2024, & 2025) Lawn Maintenance Agreement with Adam Oaks: Approved 10/26/2022
- Modification Request: 1187 CC Ricardo & Linda Alessio [Back Deck] – **Approved** 9-20-2022 [Late Nov.]
- Modification Request: 1242 CC Rob Thompson [New Generator] **Approved** 10-18-2022
- Modification Request: 1199 CC Rosa Agosta [Back Deck] **Approved** 10-27-2022. Joe will contact Rosa’s son, Joe, to see if the deck will be completed this year or next spring. The open areas need to be covered and sealed so no critters can enter. The wood under the deck was taken out by My Quality

Construction while inspecting and preparing a bid, not the Co-owner. Update, Rosa Agosta covered the exposed wood area with plastic, and Joe the son, will check to be sure it is properly secured [attached email sent to Board on 11-17-2022].

- Modification Request: 1084 CC Beth Grossman [Skylights] W/C Insurance provided 10-28-2022
- Resale Status Letter: N/A
- Holiday Lights – Installed November 10th or later. Joe to follow up as of our meeting they were not installed. Update - The lights and wreath were installed by Shine on 11-17-2022, but on 11-20-2022 Jane Rodgers informed Joe that the lights for the front bushes by the monument sign were not installed. Joe I. contacted Shine on 11-21-2022 to ask for the lights to be installed. They have also been installed. They look very nice.

NEW BUSINESS - Board Action and/or Discussion:

- Policy SR06 – Community Parking Discussion. One unit that is for sale had a buyer that owns a Ford F150 pick-up truck that does not fit in the garage. This buyer would need to submit a modification form that the board would approve to park overnight in the driveway. This would be allowed as we have many co-owners who keep a vehicle in their driveway for a multitude of reasons. The board feels like the current Policy covers the necessary vehicles. Mary C wanted to know if flat-bed trucks are allowed. We have not run into this but if they are a commercial vehicle, they are not. The board does not feel that the policy needs to be altered at this time.
- Adam Oaks-Brittingham Lawn – Bush (6) removal bid: \$1,275/building, \$212.50/bush. Mary B did the initial review and Larry reviewed again and by his list it looks like there are 19 bushes to be removed. It is too late in the year to pull them out and replace them but we will look to do some of them this spring. We will prioritize the list by size and put a schedule together. We will not replace all of them at the same time.
- Fall 2022 Cleanup – Scheduled for 11-18-2022. Adam Oaks has always blown some leaves to the tree line and they decompose and go back into the ground. They used the lawn mower to mulch up some leaves in the common areas and they pick up the rest.
- Wood Replacement Work Orders – John Larson & My Quality Construction. John Larson got injured earlier this fall and was not able to complete several work orders. He will get to them in the spring. Joe mentioned that it might be a good idea to utilize another company until John can catchup. Plus, this gives us a backup for the future. Mary C made a motion to have the new wood work orders given to My Quality Construction until all work orders are up to date. Joe I. has used them and has had good results and good communication. All agreed to this.
- **AppFolio Web Based Portal:** This has been a little confusing for many of us. Joe shared that we have options -
 - Auto Pay - Full Payment Option – The Portal will draw all monthly fees plus the full Additional Assessment. Homeowner Notice: “specifically stating that autopay is not directly carried over” to AppFolio.
 - Homeowner Notice: Encouraging the use of AppFolio payment services. Old “Auto Pay” banking services, paper coupons and one time pay options are still available.
 - Automatic Payment Notices: Turned off under menu, account profile, scroll down

- to contact preferences and uncheck both boxes, one for email and the other for mobile push notifications, then click save.
- Co-owners can still pay as they have been until we have an increase in our monthly dues. It will be up to each co-owner to notify their bank of these changes and have the appropriate dollar amount taken out OR they can do it through AppFolio.
 - AMI would like all co-owners to utilize the functions that AppFolio offers. It may take a little time to get used to it but it will be easier for everyone.

Open Discussion

- Our Insurance Policy renewal is due Dec 1, 2022. Joe sent Mary B the paperwork to sign and complete. Joe and Mary made some changes and sent them back for corrections to McCreddie. Rates have gone up and Larry will take this into consideration for the annual budget. The Full replacement value went up 27.2% but our Premium only went up 4.6%. Some policies increased as much as 5-30%. Our increase was expected.
- Mary B's email was hacked, just for the other Board members. We stopped listing email addresses a few months ago after this occurred. The board is aware and should not pay any attention to emails asking for money or checks to be cut.
- The Fall Newsletter was sent out.

Next Board meeting date is [3rd] **Tuesday, December 20, 2022, at 6:00 PM, EST**

General Session Meeting adjourned at 7:14pm

Respectfully submitted 11/19/22,
Mary Browne