

Stony Ridge Board of Directors Meeting  
General Session

December 20, 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 6:00pm.

**OLD BUSINESS:**

- Jane made a motion to approve the General Session Minutes from November 15, 2022; Larry seconded and all approved.
- Larry reviewed the November Financial Statement.
  - All the numbers look good. We should expect large expense items to begin in Dec, such as snow removal and salt, under our new contract.
  - The year-to-date net income is at \$19,647.02, which is a great number, but it will adjust with future expenses coming in.
  - Page two of the attachment shows expenses that AMI Accounting moves out of our current fiscal year and back to the previous year. When this is done, it helps the current fiscal year numbers look good. This is done every year.
  - I tried to identify some of the costs shown on the Income statement, with addresses where the work was done. The check register does not show the addresses, so I was able to find them on the invoices in the back of the full Financial Statement. Accounting used to provide the address when they wrote the repair description on the check register. Now we must hunt for it.
  - The General Reserve has \$38,000+, so that is looking good too.
  - We have the addresses of exactly where the 4 meters are – 1060, 1157, 938 and 941.
  - We are being charged \$45 for Appfolio and \$25 for our web page, for a total of \$70- as Mary B and Curt agreed on.
  - Mary B made a motion to approve the November Financial Statement, Jane 2<sup>nd</sup> and all approved.
  - Larry has already begun his prep work for the annual budget, a lot of this is now completed by hand with the new system. He sent the preliminary document to all to review and ask questions. Mary B sent an email with a bunch of questions, which Larry has answered. Huge Thank you to Larry for all his efforts and work on the financials and the new budget. Larry, Mary B and Joe will meet via Zoom on Jan 24<sup>th</sup> at 9:30am to finalize and get it ready for full board review.
- 2023 Budget – Joe had the account # for technology #71406; he also asked about the increase in the cost of labor and the increase to turn on and off the

sprinklers. This will be discussed further in January.

- When we clean out the dryer vents from the outside, we have been replacing 2 -3 covers for an additional \$70-\$100 each, this is not in our budget. These covers are much sturdier and don't allow any critters to get in.
- Joe is also getting bids for **informational purposes** only on our road. If we were to take it down 2-3" and replace it like the city did on Leticia earlier this year. The bid will also encompass the entire apron at the entrance since the city said it is our responsibility not theirs. He sent the bids to Midwest and Spartan Paving.
- Larry said that Live Oak Bank is advertising a 4.5% rate for CDs and thinks we should move \$250,000 into it. It could bring in \$11,250 in 1 year. Mary B made a motion to do this, Mary C 2<sup>nd</sup> and all voted yes. Joe will discuss with Brenda and get back to us. The money will be moved from the Money Market account.
- Review of December 2022 water bill – this came in much lower as expected.
- Country Club Lawn (John Cooney) 2023 Lawn Fertilization Agreement \$6,900: Approved 11/28/2022
- SavATree (Terry Jenkinson) 2022 Tree Care/Trimming performed on 12/7 through 12/9.
- SavATree (Terry Jenkinson) 2023 Plant Health Care Program \$10,919.13: Approved 12/09/2022
- Modification Request: 1187 CC Ricardo & Linda Alessio (Back Deck) – Started 12/9/2022. Larry met with the work crew and spoke with Linda and Mary B dropped the paint off on Monday morning. The work crew was there for 3 or 4 days and we believed they finished the deck.
- Modification Request: 1199 CC Rosa Agosta (Back Deck) Approved 10-27-2022. Larry spoke with Joe Agosta and they will be using My Quality to replace their deck in the spring.
- Resale Status Letter: 1133 CC - Elizabeth & Gerard Labut (new owners): Emailed 12/06/2022
- Resale Status Letter: 1176 CC -Barbara Galena & Dustin Harman (new owners) emailed to the Board 12-162022

### **NEW BUSINESS & OPEN DISCUSSION:**

- 2023 Bush Replacement - Adam Oaks (approximately) \$212.50/bush (on hold)
- Rita Barry sent pictures of a crack in her basement floor. Joe will respond to her. Both Larry and Mary B filled theirs and have not had any issues.
- Dr. Kacy 1212 CC – had some concerns that the tree by the driveway was not trimmed up high enough and Terry from SavATree had their big truck under the tree and it cleared the branches. It should be fine.
- SavATree did pull some of the dead branches out of the trees that have the disease, these will die slowly over time and will eventually need to be replaced.
- A Co-owner contacted Joe to ask about thinning the Linden trees – she wanted hers done. Joe explained that we have done this in the past on specific recommendations from Terry but not all trees need it and it is expensive. It is more aesthetically pleasing than done for the health of the tree. She also asked about getting some large bushes replaced with smaller ones and was told that the board is looking into this.

- Jane spoke with Bill Need and Bill was wondering if Joe was planning on sending the reminder email for things to do – like turn your water off to the outside spigots and change your batteries in the smoke detectors. Joe will send the reminder email right away.
- Mary B has the 2023 Directory almost completed and will work with Joe to add in some missing information. This will get sent out by email in the New Year.

Next Board meeting date is [3<sup>rd</sup>] **Tuesday, March 21, 2022, at 6:00 PM, EST. The Budget planning meeting is set for January 24, at 9:30am, via Zoom.**

**General Session Meeting adjourned at 6:40pm.**

Respectfully submitted 12/21/2022,  
Mary Browne