

Stony Ridge Board of Directors Meeting  
General Session

April 18, 2023; Via ZOOM

**PRESENT:**

Mary Browne, President/Secretary  
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 6:01pm.

**OLD BUSINESS:**

- Jane made a motion to approve the General Session Minutes from March 21, 2023; Larry seconded and all approved.
- Larry reviewed the March 2023 Financial Statement.
  - All the numbers are in good order. The YTD Net Income is at \$14,728.52, which is good for the end of March. We have \$19,000+ in General Reserves.
  - Large expenses in March included the last snow removal payment, and the Insurance payment.
  - We paid all the snow removal payments of \$11,209 each were made on, 12-20-22, 1-20-23, 2-21-23 (2 payments), and 3-22-23, for a total of \$56,045.
  - Still owe for the tree removal due to the storms
  - The CD is doing well and earning income every month +\$900
  - Mary made a motion to approve the March 2023 Financial Statements, Jane 2<sup>nd</sup> and all approved.
- SavaTree - Board approved Estimate #892260 (\$3,545.00) & estimate #899237 (\$1,921.00) for the removal of storm damaged trees, tree branches and tree stump grinding on 4-5-2023. Scheduled for 4-13-2023.
- SavaTree - Credit Check of \$11,997.73 (\$12,434.73 - \$437 Stump grinding) posted on 3-7-2023.
- Modification Request: 1089 CC (Agnes & Hans Spata) Ring Doorbell approved on 3-21-2023.
- Modification Request: 1125 CC (Mary Browne) Ring Doorbell approved on 4-2-2023.
- Modification Request: 1176 CC (Barbara Galeana) Door Wall/Windows submitted on 4-11-2023, work had already started on 4-11-2023.
- Resale Status Letter: N/A

**NEW BUSINESS - Board Action and/or Discussion:**

- Sprinkler Start Date – Brian picked up the water meters from the City of Rochester and will schedule a date in the next couple of weeks to start the system up. A date to turn the sprinkling system on has not been decided upon –

we will keep an eye on the weather. Joe asked Brian about the sprinkler head map that Brian promised us 2 years ago, he is aware that he owes that to us. We replaced a large number of sprinkler heads last year and are not expecting that same amount this year.

- CJB Pest Control – Trapping Procedures. Mary C was concerned that the squirrel was left in the cage for 7 days and that seemed harsh. Apparently, the trap was in a location that was not visible to the co-owner, so she could not monitor it. This was unusual; they normally show the co-owner where the trap is and ask to be notified if they see something before the scheduled return. They normally trap and release the critters further away from our area. Maybe a compromise can be obtained where they check the trap more often when it is a case like this.
- Yardmaster Meeting w/Jerrold Stoops & Jacob (subcontractor) held on Wednesday, April 12 @ 10:AM at the gazebo. The Board reviewed their expectations and confirmed complete understandings of this year's issues. Issues included: Plow snow off the roads, use markers to see where the driveways and road is; plow snow onto both sides on the roadway; keep the curves [north & south ends] clear; clean porches & sidewalks – don't push snow to the sides of the porches; don't plow the interior sidewalk; please plow the perimeter sidewalk, emergency walkway and the other side of Leticia; no snow piles by the Gazebo or the mailbox area – need to leave room for multiple cars to be there at the same time; keep the entrance way clear and use the salt blend on the driveways. Joe reinforced the meeting in an email; he also included the addresses for extra attention and/or concern; and confirmed the use of the "blend" of salt for the driveways.
- Spring 2023 Gutter Cleaning – 1018 CC; Pristine (Ken Garlow) Estimate #310 for \$3,250. The spring cleaning includes all the gutters throughout the complex, on all sides of the buildings. The fall clean-up is specifically for the areas that are surrounded by the big trees. Joe has asked for another bid to compare cost, but he has not received it yet. The gutter repair and gutter cleaning accounts still have a total of \$2,338 left for this fiscal year. We have been doing the spring cleaning in June the past couple of years, when the new budget is in effect. After June 1st, there will be a total of \$6,000 budgeted for repair and cleaning.
- Adam Oaks - Tree line clean up along Parkdale, Leticia & Romeo Roads – (week of 4-17 weather permitting). The big concern is along Leticia, some on Parkdale and Romeo. Cleanup all pine needles, pine cones and debris and remove from area.
- Adam Oaks – Topsoil & Sod replacement at 1193 CC - Robert Allen - (week of 4-17; weather permitting)
- Damaged Tree Replacement or Privacy Bushes (Arborvitaes) – (on hold) This will be reviewed when we do the walk through with Terry in the spring.
- 2023 Bush Replacement - Adam Oaks (approximately) \$212.50/bush - (on hold).

Next Board meeting date is [3<sup>rd</sup>] **Tuesday, May 16, 2023, at 6:00 PM, EST**

**General Session Meeting adjourned at 6:26pm**

Respectfully submitted 4/22/23,  
Mary Browne