

Stony Ridge Board of Directors Meeting

April 19, 2022

Via ZOOM

PRESENT:

Mary Browne, President: MEBrowne11125@gmail.com

Carole Janus, Secretary: carolejanus@gmail.com

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

Larry Brown, Treasurer: brownlj65@yahoo.com

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

Mary called the meeting to order at 8:33 a.m.

OLD BUSINESS:

- Larry requested some corrections to the Financial Statement of March, 2022: see below -

MODIFIED CORRECTION TO MARCH 15 MINUTES:

- Large expense this past month included the second half of the Shine Holiday light costs of \$1,478.12, the snow removal bill of \$4,664, the Salt bill of \$4,907.00 from Instant Maintenance, and the monthly insurance premium of \$2,183.
- Joe told us about the new salt bill received from Instant Maintenance, for \$14,556, and he billed \$2,000 of this back to snow removal leaving \$12,556 in the Salt bill to be paid in March.
- 941 CC - Basement Wall Leak - Co-owner thinks water may be entering under the daylight window. Larry made a motion to have Luigi Ferdinandi complete the work per Luigi's quote of \$450 for the repair. Jane seconded the motion and all approved.
- Mary made a motion to approve the March 15 minutes with these modified corrections that Larry stated. Jane seconded the motion and all approved.
- Review and Approval of Financial Statement - March 22 Everything looks to be in order. The YTD Net Income is still at a positive number of \$6,670.84. We will watch for any large expenses to hit the books, before the end of May. Large expenses in March were the Snow Removal at \$6,764., Salting costs at \$12,456.45, and Monthly Insurance premium at \$2,183.

- Mary made a motion to accept the Review and Approval of Financial Statement. Jane 2nd and all approved.
- Review of DTE Electric & Water Bill Spreadsheets – all in order.
Brian from Instant Maintenance has reported that the City has released the water meter but the City has not turned them on yet. Brian and crew will be out shortly to check the system out and make the necessary corrections. Water will not be turned on until the weather gets warmer. Brian will monitor the weather and let the board know when the time comes.
 - Midwest Paving will be seal coating the roads in the complex approximately during the second week in May – weather permitting - and will inform Joe as to their schedule. Joe will email Carole with the details and she will post the information at the gazebo.
 - Modification Requests/Approved between meetings:
 - Modification Request approved 3-26-2022: 1128 C (New Windows)
 - Modification Request approved 3-31-2022: 1072 CC (New Windows/ Wall)
 - Modification Request approved 4-13-2022: 1060 CC (Front Storm Door/Back Deck Gate)
 - Approved Email Vote 4-12-2022: 1170 CC Front porch step replacement completed
 - Approved Email Vote 4-12-2022: Adam Oaks to cut away junipers in Rock Wall for \$450.
 - Resale Status Letter: N/A
 - EV Rule - SR22 New Policy/Legal & Insurance Comments: Mary will review and email us the new addition, then an email will be sent to co-owners of this addition to our Guidelines Booklet.

NEW BUSINESS:

- 2022 Lawn Service - Adam Oaks Fuel Surcharge is now \$2,548.00 due to inflation. Joel requested a prepayment and we agreed. Larry then made a motion to pay now; Jane seconded and all agreed.
- Perimeter Sidewalks and Responsibility – Questions arose on whose responsibility the perimeter sidewalks are and does the City have any ownership. The City replaced some sidewalk areas and never charge us for it. There are some areas of the perimeter sidewalks on our side of Leticia that are in need of replacement and we were hoping they would fix these areas again at no charge – they said they just haven’t billed us yet. Larry also questioned why the City doesn’t salt the sidewalks instead of us – it is our responsibility. The sidewalks belong to Stony Ridge; the grassy area between the sidewalk and the roads, at least on Parkdale and Romeo, belong to the City. They are responsible for tree trimming, etc. in these areas.
- Jason Dickinson (248) 379-8806 is with the City of Rochester DPW
- Nick Banda - Economic & Community Development Director is retiring in 2022

- Cement Property Walk w/Luigi Ferdinandi/Tom Marchese is scheduled on Wednesday, April 27 at 10:00 a.m. Joe will email us the list with requests for repair.
- Mary inquired as to when we can schedule all the walk arounds? Do we need to schedule a wood walk with John Larson? The board agreed that we would let John finish his current list and then see what else we need to do. He has a number of work orders to complete before we add more.
- Before we send wood repair work orders, Larry can inspect the location before that work order is sent.
- Power washing of the buildings on the north side of the complex will be done in the Spring or Summer of 2022. Larry suggested a walk to identify which buildings need cleaning. Joe will contact the vendor.
- We will be completing a walk to look at the trees with our Arborist, Terry. Joe will check with Terry for availability.
- Bumpy Road Conditions-Co-owner complained that in the winter there is a bump in the road after turning right into the complex. Bumps rise and fall with the seasons, and since the speed limit is 15mph this should not be an issue, however, the section will be inspected and if needed, we will request bids for repair of that bump.
- **Open Discussion**
- Stony Ridge website-Our website is outdated and is no longer supported by AMI. Joe shared some information with Mary and they have been looking at various sites. Our current site is old and needs updating to make it user friendly. If we are adding more items to the site and asking co-owners to utilize it, it needs to work. We currently pay \$65 per month maintenance fee and this fee would continue. Revamping and updating the site is a process will cost approximately \$675. Joe supplied a webpage that we can visit as an example. Mary requested that all board members review this site. Larry suggests that board members review the site and respond back by the end of the week.
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- **LEGAL -**
- Nothing to report.

The next regular Board meeting will be Tuesday, May 17, 2022 at 8:30 AM, EST
 Annual HOA meeting date is Monday, May 23, 2022, at 6:30 PM, EST
 Mary adjourned the meeting at 9:48 am.

Respectfully submitted,
 Carole Janus