

Stony Ridge Board of Directors Meeting

June 21, 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

Mary Cameron: mary.cameron@henkel.com

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

Mary called the meeting to order at 8:30 a.m.

Mary welcomed a new member, Mary Cameron

OLD BUSINESS:

- Mary Brown made a motion to approve the General Session May 17 minutes. Jane seconded the motion and all approved.
- Review and Approval of Financial Statement May 2022- The overall numbers are in good order, with the year-to-date Net Income at \$11,418.10. Accounting will normally use this figure to cover the negative (\$9,960.06) Retained Earning number. We will see how it shows on the June 30th statement. The Board advised Joe to pay the Instant Maintenance invoice from the Appropriated General Reserve fund.
- Larry made a motion to pay the Irrigation bill in the General Reserves account; all approved. Any repairs made in the summer will be paid under the Irrigation account.
- Mary Brown made a motion to accept the Review and Approval of Financial Statement. Jane seconded and all approved.
- Review of DTE Electric & Water Bill Spreadsheets - everything in order.
- Modification Request/submitted 4-19-2022 (still need a deck permit: 1012 CC (Back Deck)
- Modification Request Completed 5-16-2022/Not Approved: 1175 CC (Exterior Vent)

- Modification Request/Approved 5-19-2022: 917 CC (Estate sale)
- Modification Request Completed 5-21-2022/Not Approved: 1084 CC (Estate Sale) Request was completed after the fact.
- Modification Request/Approved 6-9-2022: 902 CC (Back Deck Awning)
- Resale Status Letter: 971 CC. Closing was 6-10-2022. Resale Status Letter was emailed 6-7-2022.
- CORRECTED Resale Status Letter 6-9-2022. 1084 CC. Tom Busson's name removed. Could have been a previous owner and the title company did not remove his name.
- Luigi Ferdinandi quote at 989 CC. Water is flowing into the rear of the garage due to the pitch of the concrete and the concrete needs to be replaced. Joe has the following questions regarding the quote: Will the bumper stop need to be replaced (It looks fine). Will the two slabs at the bumper need replacing? (These slabs look fine with no damage). Suggest replacing the two slabs at the garage door and the two slabs outside the garage door. On the walk, Tom said the pitch would be looked at to make sure what slabs should be replaced. If the bumper is replaced, then the steps will need to be removed first, so the job will need to be coordinated with a carpenter. The carpenter would replace the Steps after the bumper work is done. Co-owner will be required to be on site.
- 1006 CC: Porch cap should be reviewed.

Luigi Ferdinandi will complete all his jobs in the Fall.

NEW BUSINESS - Board Action and/or Discussion:

- Tree care on East side of Letica Road. What is our responsibility? Joe checked with Nick Banda at the city and was told that it was originally the city's responsibility. Larry also inquired with the city attorney and was told that the trees are the city's responsibility, according to a discussion between the City and the developer of Stony Ridge. Earlier records of AMI may have more information and will be researched.
- Exposed Tree Roots/Adam Oaks to cut back tree roots 935 CC. The question arose if we should cover all of the tree roots in the community? Fir trees would be affected. Joe will ask Adam Oaks to inspect 935 CC and 1169 CC.
- Scooter Policy; Skateboards & Roller Blades Sign. Larry has reminded people not to ride their scooters down the hill going to the gazebo. Going too fast and dangerous. The signs in the complex ban skate boarding but not scooters. Jane suggested we add that to the signs. Joe will research that.

Larry and Mary C. left the meeting at 9:45, due to prior commitments.

- Downed Cable/Power Line on Parkdale- DTE came out and moved to where it should be.
- Mailbox structure - Reinforce/Metal Roof. Co-owner at 1254 reported it as being a little shaky. Will be looked into.
- 2022-2023 Snow Removal Contractor - Joe has asked for 7 bids and will report on at the next meeting in July.
- Adam Oaks Contract expires in November 2022. The current contract is \$37,900 plus \$1,000 for mulch. We have the option to continue with Adam Oaks or request bids from other companies. Mary B. is ok with Adam Oaks, but it depends on what their prices will be.
- Power washing - North side of Buildings (Summer of 2022). Please inform Joe if building needs it.
- "New" "Website update. Mary B. asked everyone to look it over for grammar, spelling, etc. and feel free to offer comments.

Open Discussion:

- Groundhog issue - Should Joe contact Critter Control? Approved.
- Removal of burning bush at 997. Co-owner at 994 has a work order with Joel at Adam Oaks to remove hers.
- Trimming of the bushes will be done by July 4.

- **LEGAL -**

- Nothing to report.

The next regular Board meeting will be Tuesday, July 19, 2022 at 8:30 AM, EST
Mary adjourned the meeting at 9:58 am.

Respectfully submitted,
Carole Janus