

Stony Ridge Board of Directors Meeting

September 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.

Tony Major – AMI Director of Systems Management joined us to discuss the benefits of the new AppFolio Online Portal and to address questions from the Board.

The following link is to an overview page for the online portal and provides answers and a demo of the site: <https://www.appfolio.com/help/owner-portal>

- AMI wants to charge \$45/month for this new portal and has listed it on the New Schedule of Fees.
- Tony explained that AMI needed to upgrade their systems and chose AppFolio to do it. They made a significant investment and are asking all HOAs to absorb some of the costs to use the site. He stated that many co-owners throughout their communities have asked for something like this for a long time. They want to do things on line and have access to their information electronically without having to go through a person all the time.
- AMI needed a web-based portal and this was recommended by the Bank they partner with and they liked the capabilities it offered. They are paying 25x the amount they were paying before, this is an investment for now and the future.
- Benefits for co-owners and Board members –
 - Access your account anytime in real time
 - Make payments and avoid late fees – set up reminders and reoccurring payments
 - Submit maintenance requests – work orders- track their status
 - Can be accessed by phone, tablet or computer
 - Can store shared documents – kept private and secure; calendars, events, directories, etc.
 - Submit and track modification requests – Board can also approve through this site versus email
 - Each co-owner would receive a letter explaining this and how to sign up on the portal
 - The Board would have access based on their role – ie. Larry – Treasurer – to financial documents in real time versus waiting for the monthly documents
- Tony demonstrated the web site and answered questions from Board members –
 - Majority of our co-owners have email [we mail information to 13 out of 96 co-owners]. Cost would be \$0.46 per unit per month.
 - We just spent \$675 on a new website that hosts many of these functions and we pay \$65/month for the new website

- Tony explained that the website is used by many other people/organizations besides our co-owners – realtors, banks, mortgage companies, etc. to see how our community is doing and gain needed information for the selling/purchasing of these condos
- The portal will probably roll out in Nov 2022
- All of AMI's communities are required to utilize this portal
- AMI's biggest issue is dealing with the frustration of co-owners not being able to get information – now it is at their finger tips
- We asked Tony if AMI could just add a new fee to our contract without our agreement and he said that was a question for Curt, who is the owner. He said that the Schedule of Fee's is a fluid document and they have the ability to adjust fees as needed. We have a 3-year contract and do not believe that items can just be added in arbitrarily.
- Board believes that our website is redundant now to this site and do we need both? AMI was researching this new site when we were updating our old web site to the new one. This new site is password protected and the Board isn't sure they want to maintain the website for outsiders to use.
- We will need to have a meeting with Curt to discuss fees and a possible solution to this – can we keep the website at a reduced price or reduce the cost of AppFolio?
- The Board thanked Tony for joining us and sharing information and he left the meeting at 6:59pm.

OLD BUSINESS:

- Mary B. made a motion to approve the General Session Minutes from August 16, 2022; Jane seconded and all approved.
- Larry reviewed the Financial Statement.
 - All the numbers look good again this month.
 - The year to date (YTD) Net Income is at \$13,108.72. That's good. It will start to go into negative territory as we receive large invoices for work done this fall.
 - I see we had another \$5.00 dormant fee was charged to our Citizens checking account. That should stop happening, because AMI's accounting dept. made a deposit to the account. That is supposed to stop the dormant fee charge.
 - I looked through the work orders for irrigation (sprinkler head issues), and compared them to some costs paid to Instant Maintenance for the repairs. I am surprised at so many sprinkler head issues, because we spent over \$8,000 in the spring for a lot of sprinkler head repairs. Just making a point of interest.
 - I also noticed several requests for checking the sprinkler system on the south side of some units, due to dry grass. Historically, the south side is always dry once the summer heat sets in, and greens up later again in the fall. (Lots of sun on the south side walls). I don't think spending funds on south side sprinklers is a good use of the funds available, unless a sprinkler head or pop up is not working.
 - Mary C. made a motion to approve the Financial Statements from August 22, 2022; Jane seconded and all approved.
- Lisa from Instant Maintenance contacted Joe to schedule the seasonal turn-off of our sprinklers system. We have almost always turned it off the last week of Sept

and are currently scheduled for the 28th. The water restriction ban is still on through Oct 5 + 10 days more for testing. Larry made a motion to turn the system off, Jane 2nd and all approved.

- We are still having a problem at 1169/1175 and Adam Oaks will be out to reseed in the fall [this month]. We have asked the co-owners to water it and the Association will reimburse them for this cost. We are trying to save the lawn versus putting in new sod in the spring.
- Modification Request: 1224 CC Sandra Spencer (Furnace/Vent) **Not Approved** 8-16-2022: City of Rochester Building Dept. on 8-23-2022, Last email correspondence w/Co-owner on 8-31-2022
- Modification Request: 1187 CC Ricardo & Linda Alessio (Back Deck) - submitted 6-24-2022 – approved. Lars David is doing the work and they are familiar with our system for wood replacement. Larry is willing to meet with them when they start the project.
- Modification Request: 1072 CC Paul Bonenberger (Generator) - submitted 7-11-2022 (**on hold**)
- 974/980 CC (Guse/Emanuele) Adam Oaks planted an Autumn Blaze Red Maple on 9-2-2022 for \$500
- Adam Oaks contacted Joe and made a comment about the dry grass around the generators and that area may need to be watered if we don't get some rain. He doesn't want the lawns to ignite. We have not had any issues with this but Joe will do a little more research and hopefully we will get some rain. This may be a "preventative measure" that we need to share once we learn more about it.
- Power Washing – Approved by email vote on 9-4-2022: My Quality Construction bid for \$10,395
- Resale Status Letter (emailed 9-9-2022): 1163 CC – **New Owner: Elise Roman** - Closing Date: 9-9-2022. The cement bumper in the garage has been replaced.

NEW BUSINESS - Board Action and/or Discussion:

- New BOD Meeting Time (6:00 - 8:00 PM) approved by email on 8-24-2022 (change web site)
- City of Rochester – Sidewalk Replacement – James Tocco Email 9-8-2022. Joe to ask Makower's group to search files for a letter from a number of years ago with a possible different ruling. Did the City ordinance change? Did we misunderstand or what changed? If the cement is our responsibility on the perimeter area, Joe will ask another company to fix that slab. Luigi is unable to fix it at this time and it is a trip hazard.
- SavaTree Estimate #794269 for \$11,361 (Approved 8-16-2022) & estimate #817300 for \$2,960
 - 1170 is concerned about a large tree that lies half on our property and half on the owner behind our property – tree is not stable. Joe will ask Terry from SavaTree to chat with the owner and ask them to pay for half of the removal.
- 2022-2023 "All Inclusive" Snow Removal Bids – Emailed 9-6-2022:
 - Jake Ryan Landscape (Paul Pochmara): **\$67,268**
 - Superior Scape (Jeremy Harman): **\$40,516.00**

- Yardmaster (Larry Coker): **\$56,045** (w/using ice-melt on perimeter sidewalks, +\$6,146 w/calcium chloride)
- Marino Landscape (Mike Williamson): **\$97,250** (based on both lawn \$42,860 and snow agreement)
 - The Board eliminated Marino Landscaping based on the very high bid.
 - The Board will meet with Yardmaster, Jake Ryan and Jeremy Harman by Zoom on Oct 5th beginning at 6pm to discuss bids.
- CJB Pest Control – Mole (Skunk, Raccoon x2, Possum) +\$65/\$75 per Removal – they take the critters 15-20 miles away so hopefully they do not return. For Moles, they need to bait the holes – they eat earthworms too, not just grubs.
- GFL – Broken Glass, called 9-8-2022. Any issues with GFL should be directed to the City of Rochester – this is covered in our taxes. Not an Association issue. Joe did contact them and make them aware of the mess.

Open Discussion –

- Kathleen Harlan has some cracks in her siding that need to be caulked before long. This is a temporary fix until next spring when they will be looked at and replaced if needed. It is very difficult to match our siding, since it is 20+ years old. Color has faded, so colors may be a little off.

Next Board meeting date is (3rd) **Tuesday, October 18, 2022, at 6:00pm, EST**

General Session Meeting adjourned at: 8:25pm.

Respectfully submitted 9/24/22,
Mary Browne