

Stony Ridge Board of Directors Meeting
General Session

October 18, 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 6:02pm.

OLD BUSINESS:

- Mary B. made a motion to approve the General Session Minutes from September 20, 2022; Jane seconded and all approved.
- The Financial Statement was sent out right before our meeting began. Larry will review and send his analysis out to the board to discuss at a later date.
My Quality Power Washing invoice for \$10,395 was coded to Account #95810-Building/Window Washing. Larry would prefer that this invoice is coded to the General Reserve. We do not have a line item set up for power washing. Joe will make sure this happens.
- Modification Request: 1224 CC Sandra Spencer (Furnace/Vent in Back) **Approved** 10-11-2022
- Modification Request: 1084 CC Beth Grossman (Skylights) **Approved** 10-13-2022
- Modification Request: 1242 CC Marsha Hughes (New Generator) **Submitted** 10-13-2022 – All approved at meeting.
- Modification Request: 1187 CC Ricardo & Linda Alessio (Back Deck) - submitted 6-24-2022 (**on hold**)
- Modification Request: 1072 CC Paul Bonenberger (Generator) - submitted 7-11-2022 (**on hold**)
- 956 CC Rob & Marne Thompson (Whole house generator) – approved at this meeting. Mary motioned, Jane 2nd and all approved.
- “NO Parking Between Signs” & “Private Property No Soliciting” signs ordered on 10-6 & 10-10-2022
- Front Entrance Signpost Repair – Board approved the use of PVC at the bottom to help protect the wood from the weed wacker. IF it looks too bad, we can paint it green to match the signposts.
- Resale Status Letter: N/A

NEW BUSINESS - Board Action and/or Discussion:

- 914 CC (Karen Beger) – Fireplace Cleaning Notice (Rick Novak 586.264.0529)
The Board does not believe that Joe from AMI should be coordinating these co-

owner projects. The names of contractors are listed in the newsletters and it is up to the individual co-owners to schedule their services.

- SavaTree Estimate #817300 to remove tree behind 1170 CC for \$2,960 – (**on hold**). Don Passalacqua at 840 Miller 248-770-4929 is the neighbor behind 1170 CC (Shawn Panek) believes the existing wood fence is located within the boundaries of the condo site (by 2-3 feet). He does not want to split the bill and we do not believe the tree is on our side of the fence. The tree is not hurting anything currently so we are leaving it alone. Don has the right to trim anything he thinks is hanging over his yard.
- Yardmaster 3-year “All Inclusive” Snow Removal Agreement - Emailed to Branden Conley on 10-14-2022. The Board approved this contract.
- Adam Oaks-Brittingham Lawn - 2023 Lawn Maintenance Agreement: Waiting for response regarding a 3-year Agreement at the same price and capping any fuel surcharge. The Board feels that Adam Oaks has done a nice job and is a good partner; Joel has been fair in the past with surcharges and we want to lock the contract in. The Board approved this contract as of 10/17/22.
- Holiday Lights – Installed November 10th or later for the gazebo and front sign areas.
- Permit Requirements – Cement & Outdoor Generator - (pg. 5-7) FYI
- Open Discussion –
 - Mary asked everyone to review the Fall Newsletter, and suggest new items or edits as needed. Please respond within 1 week.
 - The Directory will be emailed out in the new year and maybe added to AppFolio.

Next Board meeting date is (3rd) **Tuesday, November 15, 2022, at 6:00 PM, EST**

General Session Meeting adjourned at: 6:41pm.

Respectfully submitted 10/22/22,
Mary Browne