

**Stony Ridge Board of Directors Meeting
General Session**

March 21, 2023; 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 6:01pm.

OLD BUSINESS:

- Mary B. made a motion to approve the General Session Minutes from December 20, 2022 with the revision of the Resale Status Letter for 1176 CC w/Co-owner Barbara Galena (only) listed. Jane 2nd and all approved.
- Larry reviewed the December 2022, January 2023, and February 2023 Financial Statements. All the numbers look good.
 - **December 2022** - New YTD Net income is at \$-2,830.15. This is due to some large expenses in December, which were expected. Notes: the financial statement shows \$22,418 in snow removal, but the check register only shows \$11,209 paid to Yardmaster. Reply from Joe - **\$22,418 Snow Removal** – I approved two (2) Yardmaster snow removal invoices for \$11,209/each (November & December 2022) totaling \$22,418. I will need to ask the Accounting Dept. why there is not a copy of the December 2022 invoice included in the financial package and why it is not listed on the check register and get back to you. Joe I. notified the Board that the invoice was accrued, but not actually paid in the financial month, and provided the following response from the Accounting Dept. on 1-20-2023: “The Yardmaster Dec invoice, when I paid the invoices, there was not enough to pay both, I was going to go back and transfer money to cover the December invoice, but I got sidetracked and forgot to do that. That was my bad, I do apologize! It will be paid with this bill pay run.”
 - The check register shows \$434 paid for an insurance premium, but hard to find on income statement because it’s rolled into the \$9,530 number. Joe’s reply - **\$434 Insurance Premium** – This charge is for the “Excess Crime” portion of the Association’s insurance coverage.
 - I don’t see any reference to a new \$250,00 CD at Live Oaks bank. Assume it didn’t get done yet. Joe’s reply - **\$250,00 CD at Live Oaks Bank** – This account was opened on January 9, 2023, and

the December 2022 Financials were prepared December 31, 2022. The new account should be part of the January 2023 Financial packet.

- **January 2023** - All the numbers look proper. Glad to see the new CD at 4.60% is already working for us.
- **February 2023** – Numbers look good. We are still in the positive range. We double paid the SavaTree invoice and they are crediting us back. It was due to a statement versus invoice being used and has been fixed. We have received \$700+ in January and \$866 in February in interest from moving the CD – this is great news.
- Mary C asked a question about the cost of printing & mailing. We have 12 co-owners who either don't have computers or requested a printed copy of the specific documents.
- Mary C also asked about an invoice from Quality Construction – a co-owner had a roof leak, loose shingles above the skylights – we repaired the leak, and the ceiling and primed it. It is the co-owner's responsibility to paint it.
- Jane made a motion to approve the December 2022; January 2023; and February 2023 financial statements. Mary C 2nd and all approved.
- Trees:
 - SavaTree – Board approved \$2,706 for tree removal [3 trees from the storm]; stump grinding on 3-6-2023.
 - SavaTree - Issued a Credit Check of \$11,997.73 (\$12,434.73 - \$437 Stump grinding) on 3-7-2023.
 - Frank Glasgow 1096 has trees down behind his unit that need to be addressed.
 - Beth Grossman 1084 has trees down too and she thinks they may be infringing on the DTE lines. Joe will contact DTE to check it out. UPDATE - On 3-22-2023 Joe I. was informed by a DTE contractor that if the storm damaged tree/branches fall, they will not interfere with the power lines and therefore it is the Associations responsibility to cut.
 - Terry is on vacation for a week and these will get taken care of when he returns. Stump grinding still needs to be completed.
 - The damaged Arborvitae branches on Letica and others throughout the complex have been removed by Brad Schick on 3/20/23.
 - Ken Norman sent pictures of how the trees were trimmed last fall and stated that the pines will never look like pines again. We do realize that they are thinner at the bottom and branch out at the top. The City of Rochester requires us to trim the trees up to 8 feet to have a clear walk way for walkers and bikers. We have been trimming them this way since they started to grow over the walkway.
- Modification Request: 1193 CC - Robert Allen – Skylight Replacement (on hold)

- Modification Request UPDATE: 1224 CC Sandra & Walt Spencer (Furnace) – Email sent to the Board on 1-13-2023 regarding furnace installation. Make: Trane Run Tru, Model Number: A801X060BM4SCA. The City of Rochester Building Dept. (Rose/Inspector Brian 248.830.9005) said outdoor venting is based on manufacturers spec's and that venting requires a certain distance from other objects (vents, meters). Rule of thumb is you need 3' or more from (below) a window.
- Resale Status Letter: N/A

NEW BUSINESS - Board Action and/or Open Discussion:

- Modification Request from Hans & Agnes Spata, 1089 adding a Ring doorbell in place of their old doorbell. Modification approved.
- Maintenance of Indoor Water Lines – Spigot Shut Off Valve – any changes to the valves inside belong to the co-owners.
- Adam Oaks – Co-owners request - Estimate for tree line clean up along Parkdale, Letica & Romeo Roads – (on hold/schedule). We would ask that the clean up include all around the trees and underneath them – pick up and remove all debris. This will not occur every year – it is expensive.
- Luigi Ferdinandi (Tom Marchese) – Brick, Cement & Mortar (gutter pans/driveway) – 2023 Walk Thru date. Would like to schedule earlier rather than later.
- The Board has requested estimates for **planning purposes only** from multiple companies to redo the Churchill Circle road. This is a complex and costly process. Larry commented that Midwest is familiar with our complex – but how would they do this? They cannot close the entire road for multiple days – it would need to be similar to how the asphalt is completed. We still have lots of questions. The Board is willing to walk around with the companies.
 - Midwest Paving – 2” road mill and repaving estimate submitted 1-16-2023 - \$155,700.00. - (pg. 5-12)
 - ASI Paving - 2” road mill and repaving estimate submitted 1-23-2023. - \$151,100.00 - (pg. 13-14)
 - Spartan Paving – 2” road mill and repaving estimate submitted 1-27-2023 - \$152,362.33. - (pg. 15-22)
 - BSI Paving (Jeremy Kochis) – Available for site visit Mondays, Wednesdays, or Thursdays.
- 1072 CC (Paul Bonenberger) – Road damage possibly caused by trapped air expanding and breaking through the asphalt. The primary cause being radiant sunlight. Holes not rounded/rocks.
- 1084 CC (Beth Grossman) – Crack Fill; Sealcoating Issue. She thought the top surface was coming off when they plowed the snow. It was not.
- 1054 CC (Sally Anderson) – Inquired about replacing removed tree w/another tree or privacy bushes. The Board will review this in the spring. Co-owners need to understand that any replacement will be much smaller in size than what was there.

- 2023 Bush Replacement - Adam Oaks (approximately) \$212.50/bush (on hold)
- 1193 CC (Robert Allen) and 1206 CC (Ethel Waltenbaugh) – Gutter Leak/Repair Work Orders
- AMI - Price increases effective February 1, 2023, for the following Condo Certs documents:
 - Status Letters: OLD AMOUNTS: Standard - \$154.00, Rush - \$204.00, Expedited Rush - \$254.00
 - Status Letters: NEW AMOUNTS: Standard - \$200.00, Rush - \$250.00, Expedited Rush - \$300.00
 - Questionnaires: OLD AMOUNT: Standard - \$165.00, NEW AMOUNT: Standard - \$200.00

Next Board meeting date is [3rd] **Tuesday, April 18, 2023, at 6:00 PM, EST via Zoom.**

General Session Meeting adjourned at 6:51pm.

Respectfully submitted 03/25/23,
Mary Browne