

Stony Ridge Board of Directors Meeting  
General Session

May 16, 2023; Via ZOOM

**PRESENT:**

Mary Browne, President/Secretary  
Jane Rodgers, Vice President  
Larry Brown, Treasurer  
Joe Iacobelli, AMI Property Mgmt.

**ABSENT:**

Mary Cameron, Member At Large

Joe called the meeting to order at 6:00pm.

**OLD BUSINESS:**

- Mary B. made a motion to approve the General Session Minutes from April 18, 2023; Jane seconded and all approved.
- Larry reviewed the April 2023 Financial Statement.
- All of the numbers are in good order. The YTD Net income is at \$24,014.86, which is really good for the end of April.
- If the year-to-date Net Income stays positive as of May 31, 2023, then it will be used to offset the negative "Retained Earnings" figure, which is at a negative (\$9,224,14). This adjustment takes place every June 1st.
- Large expenses for the month were Lawn Fertilization of \$3,600, and Insurance of \$2,283.
- We received the invoice from Instant Maintenance, for irrigation start up, and repairs. This \$6,906.70 will be paid in May. There is \$7,086 remaining in the irrigation budget for fiscal year ending on May 31, 2023.
- Larry is creating a document to bring to the annual meeting – showing balances, reserves, expenditures, etc. This document is for the Board's references only.
- Mary B stated that she had not heard any negative comments about the increase in the monthly dues, but she did hear some questions about the reserve accounts. The Board thinks it is a good idea to discuss the reserves – how much we pull out yearly and for what expenditures – the big ones like cement and general reserves.
- Jane made a motion to approve the Financial Statements from the April 18, 2023 meeting; Mary B 2<sup>nd</sup> and all approved.
- At 6:12pm, a co-owner, Barbara Galeana [1176] joined the meeting to discuss a violation letter that she received for painting her door a dark gray. She was calling from up north and stated that she is on the board at that condo complex and is familiar with how boards work. She had sent in pictures that she took by driving around the complex to look at other doors that she felt were as dark as hers. She believes her door looks fresh, keeps the community on-the-cutting-edge and helps to improve our values. She will repaint it if necessary but is asking the Board to consider changes the colors of our doors. Mary B introduced

the Board members and Joe [from AMI] and shared that she and Larry walked the complex and actually went up to each door, opened the screen/storm door to view the actual color and that they are all beige. Some of the storm doors have a tint on them and some screens are darker in color and the mesh varies from very fine to a little larger mesh. Mary B thanked her for coming and said that the Board would discuss her request and that Joe would get back to her. She left the meeting at 6:26pm and the meeting resumed.

- CIT Community Association Banking division's name change to First Citizens Bank
- Modification Request: 1090 CC (Rich & Lana Hastings) Back Deck – approved on 5-3-2023. We [Larry motioned, Mary B 2<sup>nd</sup> and all approved] approved the reimbursement to John Larson for \$385 for the damaged wood. They started the work before the modification request was approved.
- Modification Request: 1193 CC - Robert Allen – Skylight Replacement (submitted on 5-9-2023)
- Modification Request: 1193 CC - Robert Allen – Reimbursement for Skylight Flashing (open). This was also approved tonight.
- Beth Grossman [1084] submitted a modification request to tint some of her windows as others had done in the community. The board has no issue with this but would like to see the color of the tint that she is considering. Joe will get back to her.
- Harriett Marenas [902] wants to replace some windows and she needs to submit the modification form to Joe before that board can review it.
- Resale Status Letter: N/A

#### **NEW BUSINESS** - Board Action and/or Discussion:

- Sprinkler Start Date: Turn on end of May 2023 (Monday, Wednesday, Thursday, and Sunday) – approved.
- AMI – Payment Coupons ordered 4-27-2023 – for those who are not using AppFolio.
- 902 CC – Harriett Marenas – 11x11 Gazebo Tent 5-2-2023. This request was denied. We have alternatives, such as patio umbrellas and Marygrove awnings for her to choose from.
- 1083 CC – Trish Menzel – Reported Grub Lawn Damage on 5-3-2023/Inspected by John Cooney w/Country Club Lawn on 5-4-2023 (reported that it was not grub damage but treated the area anyway). That is a north facing area that does not get much sun. There may be other critters [skunks] that are causing some damage.
- 1181 CC – Linda Schultz – Front step replacement 5-3-2023. Larry & Mary B saw this when they were walking around and it will get replaced when the cement work gets completed.
- 1089 CC – Damaged Water Cap – Reported to City on 5-7-2023 w/Request #14486509
- Spring 2023 (June) Gutter Cleaning – Pristine (Ken Garlow) Estimate #310 for \$3,250 (vs. \$18,720). The Board asked Joe to schedule the gutter cleaning with Ken for June time frame.
- Adam Oaks - Tree line clean up along Parkdale, Letica & Romeo Roads – completed for \$3-5,000 estimate. This looks much better. Actual cost \$4200.
- Adam Oaks – Topsoil & Sod replacement at 1193 CC - Robert Allen - (to be scheduled)

- Adam Oaks – Plant Begonias in the Gazebo area, in front of the Hosta's – \$450 for 8 flats and labor - they did a very nice job!
- Damaged Tree Replacement or Privacy Bushes (Arborvitaes) – (on hold)
- Ken Norman [1012] sent pictures in of the lawn damages by his condo. The grass does look bad and the board will look at it.
- John Griffin [1194] feels his bushes were damaged by the snow removal team and will send pictures.
- Hans Spata notified Joe that we were getting low on light bulbs for the garage areas. Mary B will go to Home Depot this weekend and pick up 10 boxes.

2023 Annual HOA Meeting date is Wednesday, May 24, 2023, at 7:00 PM, EST.

Next Board meeting date is [3<sup>rd</sup>] **Tuesday, June 20, 2023, at 6:00 PM, EST**

**General Session Meeting adjourned at 7:13pm**

Respectfully submitted 5/20/23,  
Mary Browne