

Stony Ridge Board of Directors Meeting
General Session

August 15, 2023; Via ZOOM

PRESENT:

Mary Browne, President
Jane Rodgers, Secretary
Larry Brown, Treasurer
Mary Cameron, Vice President-arrived at 6:12 pm
Joe Iacobelli, AMI Property Mgmt.

Mary B. called the meeting to order at 6:01pm.

OLD BUSINESS:

- Review & Approval of General Session Minutes from August 15, 2023
- Larry made a motion to approve the General Session Minutes from July, 2023; Mary B. seconded and all approved.
- Review & Approval Financial Statement(s)
- Larry reviewed the July 2023 Financial Statement.
All the numbers look good, Joe sent a Revised Balanced Sheet showing the corrections in the Retained earnings, and the Calculated Retained Earnings (YTD Net Income, for the new fiscal year) on 8/8/2023. Retained earnings of \$10,258.92 and Calculated Retained Earnings YTD (6/30/2023) of \$9784.64 for the new fiscal year.
- On the check register, Larry wrote in the addresses where work had been done. These match up to the invoices that were sent with the financial statement on 8-8-23.
- Large expenses were in Irrigation, a roof repair, Spring Gutter cleaning, Lawn service, and insurance.
- Mary B. made a motion to approve the July 2023 Financial Statements, Jane 2nd and all approved.
- Modification Request: 1122 CC (John Slagh) – AC Unit (approved 7-19-2013)
- Modification Request: 1224 CC (Sandra Spencer) – New Skylights (approved 7-26-2023) AMI has not received paperwork for payment of Stony Ridge portion.
- Modification Request: 1139 CC (Diane Brooklier) - Video Door Bell (approved 8-8-2023)
- Modification Request: 968 CC Debbie DeGuvera) – Garage Door Replacement. (approved 8-7-2023) Co-owner does not want the Weather Seal on the floor of garage. She will be notified that it is her responsibility to take care of that.

NEW BUSINESS - Board Action and/or Discussion

- Dryer Vent cleaning was completed on 7-24-2023 by Dryer Vent Wizards. They found that some of the units had Foil Vent lines in use. These are a known fire hazard and a safety issue. Joe will request a possible list of units involved and send notification to co-owners regarding the same. It is the co-owner's responsibility to change the lint trap tubes.
- Luigi Ferdnandi quote 23301 – Tom Marchese inspected 2 walkway slabs at 965 CC for replacement. Work will possibly begin next week, 8-23-2023
- SavaTree Property walk -Emailed notes to Terry Jenkinson and board 7/5/2023. Awaiting

quote from Terry. Work to be done in the fall.

- 1158 CC - (Leona Miller) – weeds in walkway cement cracks, “states she is unable to do the work”. Suggestion if family available to help. Larry, sprayed weed killer in area.
- 1158 CC – (Leona Miller) branches in back yard tree near ground level. Trees are scheduled to be elevated this fall. Waiting to hear from Arborist Terry Jenkinson.
- 1218 CC (Steve & Patricia Shelton) – Dead tree Removal ASAP Email 8-4-2023. Notified on the list and work will be done in the fall.
- 1003 CC-Pat Storto-Back lawn Damage 5/31/2023-Requested Adam Oaks to inspect on 6/6/2023. Waiting. On hold. Area too shady for anything to grow.
- Damaged Tree and Replacement or Privacy bushes(arborvitaes). On hold.
- Front bush Replacement. Discussion-We have money in the budget, the first 2 units to be done are 1083 and 1089. Spoke with Joel w/Adam Oaks on 7-31-2023 they can decide the best time to plant them for survival, we will decide how they look (being much smaller) before moving forward.
- There are a number of items that Joe will follow up on, with Adam Oaks, for possible dates of removal and fixing.
- 122 CC-(John Slagh) - New resident, concerned about front downspout. In poor condition and would like it replaced. Larry checked it out, it is damaged and will be replaced. Also concerned about bush by garage door. This was planted by a previous owner and per policy it is the current owner’s responsibility. He will be notified by AMI.
- Discussed repairs to the Gazebo and mailbox, bids have been requested from Pristine and Ken Garlow (w/Pristine) is unable to do the work, too large a job. Joe contacted John Larson who submitted a bid on 8-22-2023.

Next Board Meeting date is (3rd) Tuesday, September 19, 2023 at 6:00PM, EST

General Session Meeting adjourned at 6:59 PM

Respectfully submitted 8/22/2023
Jane Rodgers