

Stony Ridge Board of Directors Meeting  
General Session

June 20, 2023; Via ZOOM

**PRESENT:**

Mary Browne, President joined at 6:22pm.  
Jane Rodgers, Secretary  
Larry Brown, Treasurer  
Mary Cameron, Vice President  
Joe Iacobelli, AMI Property Mgmt.

Joe called the meeting to order at 6:02pm.

**OLD BUSINESS:**

- Mary C made a motion to approve the General Session Minutes from May 16, 2023; Jane seconded and all approved.
- Jane made a motion to approve the 2023 Annual HOA Meeting Minutes from May 24, 2023; Mary C 2<sup>nd</sup> and all approved.
- Larry reviewed the May 2023 Financial Statement.
  - All the numbers are looking good. The YTD Net Income is at \$19,483.06. Very good for the end of May. This will be more than enough to offset the \$(-9,224.14) Retained Earnings figure. The AMI accounting department will move those funds during June, and be reflected on the June 30,2023 financial statement.
  - Large expenses for May, included \$5,650 for Grounds, \$5,208 for Tree and shrub maintenance, \$6,906.70 for Irrigation, \$1,100 roof repair, and \$2,283 for Insurance.
  - Year to date interest income for our CD at Live Oaks Bank is \$4,443.95.
  - Jane made a motion to approve the May 2023 Financial Statements, Mary C 2<sup>nd</sup> and all approved.
- Modification Request: 1084 CC – Beth Grossman - Window Film (approved 5-24-2023)
- Modification Request: 902 CC – Harriett Marenas – Windows (approved 5-30-2023)
- Modification Request: 905 & 1024 CC – Mark Dunn – Front Porch Handrails (approved 6-8-2023)
- Modification Request: 959 CC – Karen Grobson – New Windows (approved 6-8-2023)
- Modification Request: 929 CC – Larry Brown – Back Deck Awning (approved 6-13-2023)
- Modification Request: 1206 CC – Ethel (Drew) Waltenbaugh – Garage Door (approved 6-13-2023)
- Modification Request: 926 CC – Robert Yanick – Back Deck Stain (hold for Builders License & Ins.).
- The Board decided that a Modification Request is not necessary if a homeowner is staining the deck the same color, or in the “cedar” color range. Joe I, sent an email to Robert Yanik of 926 CC, on 6/25/2023, to notify of verbal approval.
- Deck Staining Requirements – Modification Request for approval of (color/business license/insurance). Lots of discussion on should the Board be involved in the staining process besides determining the color. The Board wants to make sure that the colors are consistent with others in the community. We do not feel that is necessary to require a modification form for re-staining decks in the same color.

- Modification Request: 962 CC – Elaine Way – Front Door & Side Windows (submitted 6-7-2023). Board is willing to pay for the sill replacement from Dillman for \$475, it is cheaper than Luigi at \$600.00.
- Modification Request: 1248 CC – Bill Need – Front Porch Handrail (submitted 6-13-2023). Mary C made a motion to keep the policy as is written, Larry 2<sup>nd</sup> and all approved. The policy states that handrails must be on both sides, not just one.

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

- Revenue Ruling – The Board elected to carry over any monies to the subsequent year.
- LPS Plumbing to conduct City of Rochester required back flow testing by 6-15-23: WO #7094-1 (5-25-23).
- Property Walk (Cement) w/Tom Marchese on Thursday, June 22nd at 10:00 AM. Joe notified any co-owners who had issues in their garage to please leave them open for us to review.
- Property Walk (Tree Maintenance) w/Terry Jenkinson on Thursday, June 29th at 10:00 AM.
- **FYI** - Paint Project (2015, 2016 & 2017) – U&S Painting \$72,000 + wood - Emailed to the Board 6-1-2023.
- **FYI** - Roof Project (2011 & 2012) – Joe’s Quality Construction \$712,262.00 Completed over a 3-year period.
- 1193 CC (Robert Allen) – Damaged Tree Limbs – 6-29-2023 Property Walk
- 1218 CC (Steve Shelton) – Dead Tree along Parkdale Tree Line – 6-29-2023 Property Walk
- 1194 CC (John Griffin) – Ceiling & Wall Discoloration – My Quality Inspection 6-1-2023- they believe it was possibly related to the humidity and temperature while the co-owner was gone for the winter. They replaced their furnace after the incident.
- 917 CC (Dave & Charlene Wojcik) – Gazebo Maintenance – Lighter Crème Tone, Copper Look Roof, Plants – suggestion from the Annual Meeting. Co-owner also requested that the Board put a request out that if a co-owners see an issue about a stuck head or water issue, please let AMI know. The Board feels that the co-owners already know to do this. He also would like to have hanging plants in the gazebo, it would look nice. He was not willing to take on the watering duties for these plants. No one else in the community wants to take this responsibility on either.
- 1012 CC (Ken Norman) – Back Lawn Damage 5-19-2023 – Work Order issued to Adam Oaks 6-6-2023.
- 1036 CC (Ray Antenucci) – Front Lawn Damage 5-30- 2023 – Work Order issued to Adam Oaks 6-6-2023.
- 1003 CC (Pat Storto) – Back Lawn Damage 5-31-2023 – Requested Adam Oaks to inspect 6-6-2023.
- Lots of discussion about the watering system and issues with the system and the Sprinkler Company. They need to live up to their end of the contract and maintain the system – they should be communicating with Joe on any issues.
- 950 CC (Jim Wolfe) – Coach Light Bulb Replacement 6-12-2023. He wants bulbs to match – the same color or illumination.
- At the annual meeting, a co-owner questioned the condition of the Coach lights on the garage. Thinks they look bad and we should consider replacing them. Other co-owners have approach board members and asked about them. This has been investigated in the past and was not cost effective and is not in the budget.

- Joe heard from a co-owner that a vendor was out evaluating the gazebo and was listing the repairs. He will send us the information when he receives it. We know that the gazebo needs work – missing shingles and rotten boards – all will be taken care of.
- 902 CC (Harriett Marenas) - Fox Sighting 6-14-2023/Trapping? The Board decided not to trap the fox as suggested.
- 1095 CC (Sam Mukku) – Landscaping Issues – Contacted 6-15-2023. The front walk needs to be cleared of any flowers, weeds, etc. The beds need to be cleaned up and the stump needs to be removed – it is a trip hazard.
- Damaged Tree Replacement or Privacy Bushes (Arborvitaes) – (6-29-2023 Property Walk)
- Mary C had mentioned that 2 co-owners talked to her at the end of the Annual Meeting and were interested in learning more about the Board. We had asked Mary C to contact them and see if they are interested in attending the walk-around or a meeting. Mary C will get in touch with them.
- A question was raised about when you can fly the American flag? The flag can be flown 365 days a year.
- Ken Garlow was out to clean the gutters but could only do the downspouts, the gutters were too wet. He will be out to complete the job.
- Large bushes – the Board will relook at the bushes on the tree walk-around.
- 1133 - Gerry Lebut - Big spruce tree by their driveway needs to be cut back. It overhangs onto the driveway and they can't get out of their vehicles. This will be looked at during the walk around.

Next Board meeting date is [3<sup>rd</sup>] **Tuesday, July 18, 2023, at 6:00 PM, EST**

**General Session Meeting adjourned at 7:45pm**

Respectfully submitted 6/25/23,  
Jane Rodgers