

Stony Ridge Board of Directors Meeting
General Session

October 17, 2023; Via ZOOM

PRESENT:

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

Joe I. called the meeting to order at 6:00 PM

• **OLD BUSINESS:**

Mary B. made a motion to accept the minutes from September 15, 2023, 2nd by Larry. All approved

- Review & Approval Financial Statement(s)
- Larry reviewed the September 2023 Financial Statement. All the numbers are in order, except for a possible error with the electricity bill of \$34.60 which caused confusion. The check for \$34.60 was issued to DTE in July and got lost. When AMI Accounting voided the check in AppFolio, it voids in the month it was issued and reverses the invoice. Doing that adjusted the YTD Calculated Retained Earnings. An adjusted Balance Sheet for August 31, 2023 was issued with the correct Calculated Retained Earnings (CRE) of \$15,739.73. So, the September 30th, 2023 CRE of \$-6,129.12 is correct.
- Large expenses were Adam Oaks one time gas surcharge of \$1,568, Adam Oaks lawn service of \$6,750, Luigi's cement repair of \$21,637.50 and water bill of \$16,259.77.
- Mary B. made a motion to approve the September 2023 Financial Statements, Jane 2nd and all approved.
- Modification Request: 1139 CC (Diane Brooklier)-Back deck stain (approved 9-22-2023)
- Modification Request: 956 CC (Rob & Marne Thompson-Front door/sidelights (approved 9-25-2023)
- Modification Request: 1176 CC-(Barbara Galeana)-Back deck stain (will re-submit in the spring)
- Modification Request: 1006 CC (Betty Schmehl)-Skylight replacement (approved 10-16-2023 w/change in price of flash kits (reduced)
- Modification request: 980 CC (Mary & Joseph Emanuele)-EV charging Outlet (approved 9-30-2023, permit & inspection)
- Modification Request: 1125 CC (Mary Browne)-Dumpster with rubber wheels (approved)
- 1198 CC (Robert & Helen Allen) work completed w/drainage problem in back, Sodded, Sloped and slit cut into edging for better drainage.

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NEW BUSINESS - Board Action and/or Discussion

- 2023-2024 Holiday Decorations: Shine to install on or after 11-10-2023, remove 1-9-2024. Instructed to program lights by 11-24-2023. Install association wreath, if located, in their storage

- McCredie Insurance workman's Comp. & employees Liability renewal emailed to Board on 10-9-2023
- Electric Vehicle Charging Stations-Policy SR22.
- Fall Newsletter/Battery Replacement: City of Rochester NON-EMERGENCY Fire Dept. 248-651-4470
- City of Rochester/Hydrocorp-Cross Connection Control Program/Inspection. Anticipate 2024 notice from city to install back flow devices to outdoor bibs.
- Center Rock Wall Project (on hold), this is behind 929 and 935 CC.

Next Board Meeting date is (3rd) Tuesday November 21, 2023 at 6:00PM, EST

General Session Meeting adjourned at 6:59 PM

Respectfully submitted 10-23-2023
Jane Rodgers