

Stony Ridge Board of Directors Meeting
General Session

November 21, 2023; Via ZOOM

PRESENT:

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

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

OLD BUSINESS:

- Mary B. made a motion to approve the General Session Minutes from October 17, 2023; Larry seconded and all approved.
- Larry reviewed the October 31, 2023, Financial Statement.
- All the numbers are in good order. No surprises this month. The YTD Net Income (calculated retained earnings, CRE) improved a little, now being at a minus (\$3,852.18). Large expenses this past month were Lawn Services of \$6,750, Grounds repair of \$2,769.25 which included the Holiday Light set up, Tree and shrub maintenance of \$9,018; and Street and Stop Sign repair (replacement) of \$1050.
- Mary B. made a motion to approve the Financial Report for October 2023, 2nd by Jane. All approved.
- McCredie Insurance Community Association Insurance (CAI)-the following documents were approved and signed on November 2, 2023 (effective 12-1-2023):
2023-2024 CAU General Application-BRN3C2AF4C7BF0A-20231030-112119-044077
2023-2024 CAU Renewal Proposal
2023-2024 Travelers Commercial Crime Proposal
- Bush replacement at 1083/1089 CC - The Board approved waiting until spring to plant new shrubs rather than this late in the fall. Joe will notify Joel of Adam Oaks and Co-owners of the Boards decision.
- Holiday Decorations (Shine): The lights have been installed and have been reprogrammed by Brandon and will be plugged in after Thanksgiving.

NEW BUSINESS - Board Action and/or Discussion:

- A & R Seal Coating Inc.-Rocky Riceui 248.674.8500. Has a past history with Stony Ridge before the contract was switched to the current provider.
- Bowen Paving-Mike Bowen (Jenny) 248.332.4956. His company just recently did a milling of Parkdale and Letica for City of Rochester. He provided a quote for 2023 of a 2"mil, cost \$182,229.
They will be added to the list of contractors.
- City of Rochester- HydroCorp- Cross connection Control Program/Inspection: The City has not officially notified us of the program. Larry did a walk around to see how many units the backflow preventers have been attached to their outside bibs, each unit has 2 outlets

(front and back). Discussion as to who will pay for preventers, removing and storing hoses for the winter. We decided we will table this discussion until it becomes official from the city.

- Center Rock Wall Project: Requested bids from Home Grown and Jake Ryan Landscaping. Paul Pochmara and Larry had a long discussion on possible repair approaches. He wanted the board to tell him what our budget would be for doing the work. He would call Larry back to make an appointment to look at the wall. In our meeting we agreed that we would not give a budget number (because we technically do not have a budget item figured for this work).
- Mary B. suggested checking with Doug Frieze at Donato for an estimate. Project remains on hold.
- FYI: Doug Frieze called (Larry) a few days after our meeting and informed him that he did not have to be here for him to look at the wall. The provided pictures showed about a 30-foot section that may need some work to stabilize the upper row of rock. He will come out and look at it when the weather permits and get back to Joe with a rough estimate. I do not plan on talking further to Paul.
- Requested bids from Home Grown and Jake Ryan Landscaping. Reply from Paul Pochmara, in depth discussion without an estimate and Jake Ryan unable to do the work. Mary B. suggested checking with Doug Frieze at Donato for an estimate. Project remains on hold.
- **OPEN DISCUSSION:** 1170 CC (Panek) questioned when final leaf pickup would be and a problem with Maple Seeds (whirly birds) from trees plugging up gutters and downspouts. More of a problem with condos with backs facing west and fronts facing west. Larry will walk the community to see what condos are affected to determine if we need another cleaning before winter.
- Jake awaiting shipment of snow markers to arrive to finish staking plowing areas in Stony Ridge. The area has been staked.
- Save a Tree: Follow up with Terry regarding work not finished. Re: stump grinding, tree elevations.

Next Board meeting date is [3rd] **Tuesday, December 19, 2023, at 6:00 PM, EST**

General Session Meeting adjourned at 6:53 PM

Respectfully submitted 11/24/2023

Jane Rodgers