

Stony Ridge Board of Directors Meeting
General Session

May 13, 2024; Via ZOOM

PRESENT:

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

Mary B. called the meeting to order at 6:00pm.

OLD BUSINESS:

- Review & Approval of **General Session Minutes** from April 16, 2024. Motion by Mary B. to approve and 2nd by Larry Brown, all approved
- Review & Approval of **Financial Statement(s)**-April, 2024
- Larry reviewed the April 2024 Financial Statement. All the numbers looking very good, with the YTD Net Income now at a positive \$29,678.21. The large improvement from last month is due to Accounts Payable (Audit Adjustments). The audit company takes expenses out of this year's fiscal budget that actually belonged in the previous year's budget. This usually helps improve our YTD Net Income numbers. At the end of our Fiscal Year, on May 31st, positive excess funds are rolled over into the next year's budget. Large expenses in April were: Lawn service at \$6,750, Lawn Fertilization at \$3,600, and Insurance at \$2,483. Live Oak CD continues to show a solid monthly return.
- Jane, made a motion to approve the April 2024 Financial Statement, second by Mary B, all approved.
- 1199 CC – Joe Agosta (Rosa) joined the meeting earlier than the requested time to discuss Front Door/Side Window Wood Damage.
- Modification Request 1084 CC (James & Phyllis Ross) – Back Deck Awning – (approved 4-18-2024).
- Modification Request 968 CC (Debra Guvera) – Front Entry Door, Storm Door, Limestone Sill, and Window over Front Door, (approved 5-9-2024).
- 1083/1089 CC (Spata/Menzel) – Bush Replacement, Adam Oaks completed work on May 10, 2024.
- Adam Oaks also planted the flowers in the front by the gazebo and our front sign. They put mulch down around the gazebo but left an area in the back unfinished – not sure why.
- John Larson – Work Orders (14-15) in May. The Gazebo & Mailbox Area, Water Hose hook completed on 5-1-2024.

NEW BUSINESS - Board Action and/or Discussion:

- **Bowen Paving** – Proposal #J23-4789R - 2" mill and repaving estimate \$155,000.00. Motion made by Mary B. with 2nd by Larry (Approved by Board on April-24-2014). Target Work Date: Week of 9-9-2024 with a 2-inch mill and Pave w/5E1 Asphalt in one mobilization on 9-11-2024. Payment will come from the Appropriated Reserve fund. Will present to Co-owners at Annual Meeting.

- 1193 CC (Robert Allen) – Wood Replacement, Back Yard Grade/Water Drainage. Property will be re-graded to re-direct water drainage. Question if drain tiles would help.
- 1066 CC (Joe Smiles) _ Timing of Spring/Fall Gutter Cleaning. Will attempt moving date up into May and schedule the fall cleaning late as possible. Will schedule with Ken Garlow w/Pristine.
- 1133 CC (Gerald & Elizabeth Labut) – Tree Trim off driveway, on list for Save A Tree.
- 1157 CC (Michael Drozdowski) – Orkin for pest control-possible Carpenter Bees (which are not covered by Orkin).
- 926 CC (Robert Yanick} – Questions about Michigan Green Energy Authority – Oakland County no cost (up front) Solar Panels. Not feasible for our condo community nor considered for our 96 units.
- Options when replacing the rear sliding glass door (“French Door” style or other).
- Sprinkler System start date – Will attempt start up on May 20th and water Monday-Wednesday-Sunday.
- 1030 CC (Amy Redpath) – has water leak problem/insulation – could be a leak or insulation issues – My Quality Construction assigned Work Order to find source of interior attic/roof leak and repair.
- 1182 CC (Liz Kaul) leak above the door wall needs to be checked out – My Quality Construction assigned Work Order to find source of interior leak and repair.
- 1176 CC (Barbara Galena) Installing a new deck and she has rooted wood that needs to be replaced. Larry looked at this as did the board on the walk-around.
- Co-owners do not need to complete a modification form to paint their garage floor or to have a company do it.
- AMI contract auto renews in May with a 3% increase.

OPEN DISCUSSION:

- HOA Board Spring Walk Dates: Cement Walk w/Tom – June 6 @ 9AM.
Wood walk completed – 5-9-2024
Tree walk completed – 5-16-2024

2023-2024 Annual Meeting is scheduled for Tuesday, May 21, 2024 at 6:30pm

Next Board meeting date is [3rd] **Tuesday, June 18, at 6:00 PM, EST via Zoom**

General Session Meeting adjourned at 8:04pm

Respectfully submitted May 20, 2024
Jane Rodgers