

Stony Ridge Board of Directors Meeting
General Session

June 18, 2024; Via ZOOM

PRESENT:

Mary Browne, President.
Gerry Labut, Vice President
Larry Brown, Treasurer
Jane Rodgers, Secretary – Excused Absence
Mary Cameron, Member At Large
Joe Iacobelli, AMI Property Mgmt.

Mary B. called the meeting to order at 5:59pm.

OLD BUSINESS:

- Review & Approval of General Session Minutes from May 13, 2024. Motion to approve by Larry, Mary C 2nd and all approved.
 - Review & Approval of Financial Statement(s) – May 2024. Larry reviewed the financial statement and the numbers look very good for a fiscal year-end review.
 - The YTD Net Income is at \$37,734.57. Please note that there are \$10,769.19 in open invoices received after May 15th, which if paid during last month, the Net Income would be that much lower.
 - We will be looking for the net income figures to be applied to offset the Retained Earnings amount of \$ (4,886.82), and the remaining net income to be transferred to the Appropriated General Reserve. Just like we did last year.
 - Large expenses in May, were Grounds of \$2,950, Tree & Shrub Maintenance of \$2,820, Exterior building repair of \$1,503, Wood replacement of \$2,435, Insurance of \$2,483, and Gazebo & Mail Hut repairs of \$3,440.
 - The Tree & Shrub payout included the \$1,000 for mulch, which really is included in the lawn maintenance contract.
 - We had \$1000 for mulch taken out of the wrong category from tree & shrub. It should have come out of Lawn maintenance/service. This is not a big deal as long as Larry and Joe know – they can track it.
 - Mary B made a motion to approve the May Financial Statement; Mary C 2nd and all approved.
- Modification Request 932 CC (James Bradford) – POD Storage Container – Submitted 5-15-2024. This was submitted after the fact – the co-owners are new and didn't know they needed a modification form.
- Modification Request 1054 CC (Sally Anderson) – Front Storm Door – Approved 5-16-2024.
- Modification Request 1200 CC (John & Wendy Peterson) – RING Video Doorbell – Approved 5-22-2024. This was submitted after the fact – the co-owners are new and didn't know they needed a modification form.

- Modification Request 932 CC (James Bradford) – EV Charging Outlet – Submitted 6-11-2024. This was submitted after the fact – the co-owners are new and didn't know they needed a modification form.
- Modification Request 1188 CC (Jack O'Mara) – Security Camera(s) – Requested Extension to 6-24-2024. This was submitted after the fact – the co-owners didn't know they needed a modification form. Their daughter is handling this for them with Joe.

NEW BUSINESS - Board Action and/or Discussion:

- **Revenue Ruling** – The Board elected to carry over any monies to the subsequent year.
- **Cement Bid** – Luigi's bid came in at \$55,669, which is higher than we have ever had. We have a lot of gutter pans to fix and some of them are large – almost \$19k in total. Fixing these before we mill the road should be helpful to that process. The Board will review this bid and compare it to our notes to ensure that everything is covered. Joe will contact Tom to discuss some items that we wanted prices on as “options” and get clarification on those. He will also get clarification on a couple of driveways and make sure that 950 CC is added on for the walkway and sidewalk replacement – the pitch is not correct. This was promised to the co-owner last year – that it would be completed this year.
 - Joe brought up 1145 and questioned if we should maybe mud jack those slabs versus replacing them. Mary B does not think that is the way to go – we did it before and have replaced many of those driveways already. Larry and Gerry also stated that they prefer replacement over mud jacking. We will leave those slabs on the list to be replaced.
 - To cover this amount, Larry said we would take \$20K from the cement fund; \$25K from the appropriated cement reserves and the rest from the General Reserves [\$10,699]. No special assessments are needed to cover this amount.
- **Bowen Paving Asphalt** – Larry caught a discrepancy in the bid – 2 mobilizations versus one – Joe will clarify with Bowen. The Board and Bowen Paving have signed the Service Agreement. We are scheduled for September 9-11, 2024. Joe will let the Church know of our dates too. More information to come.
- **Corporate Transparency Act (CTA)**. The CTA requires that all Nonprofit Corporations, like HOA's, disclose beneficial ownership interests (BOI). The deadline for filing is January 1, 2025.
 - Joe shared the presentation from the attorneys.
 - None of the Board is happy about this but we do not have a choice. If we do not comply, fines can be levied.
 - Larry stated that is a Federal Law, not the State of MI. We are volunteer people on this board and this really shouldn't apply to us. Because we are an LLC, we fall under this new law. AMI handles our money, none of the Board has access to the funds, but that doesn't seem to matter. It is ridiculous.
 - Joe stated that Jan 1, 2025, fines will be levied.
 - We have 3 options: the board can complete the process themselves – each one individually; we can hire MAG Law [\$375] – to complete the process for us and ensure that everything is included; or we can pay AMI [\$200] to do this for us. The board members are not interested in doing this on our own – we are not experts in this area.

- AMI is cheaper but is new to this and not as experienced as the Law firm.
- Gerry feels that the MAG Law is more secure, experienced and has a better comfort level.
 - Joe shared the **MAG Law – Engagement Letter**.
 - Mary B made a motion to work with MAG Law to complete the FINCEN process; Mary C 2nd and all approved. The filing process will need to be updated every time there is a Board member change, at a reduced rate of \$150.00.
- Review recommended Plantings –
 - 902 – 2 Green Giant Arborvitaes
 - 914/920 – remove wood chips from previous stump grinding in 2023, plant three (3) Green Giant Arborvitaes.
 - 962 – Plant 3 Green Giant Arborvitaes
 - 1048/1054 – Plant 5 Green Giant Arborvitaes
 - 1066/1072 – Pant 6 Green Giant Arborvitaes
 - 1125/1133 – grind stump and plant a leafy tree, not a spruce. TBD.
 - 1151 CC (Geri Day) - Removal of Weeds in Rock Wall – Done – Adam Oaks must have completed it when they trimmed the bushes.
 - 1122 CC (John & Jan Slaugh) – Requested Garage Cement Floor Inspection. The Board doesn't believe this to be more than a cosmetic issue. Nothing to be done at this time – will review next year on the walk-around.
 - 902 CC (Harriett Marenas) – Requested approval to plant Arborvitae Plants (up to 5). No planting by co-owner at this time. The Board is removing a tree in this area in the fall and will plant Green Giant Arborvitaes. We can re-examine after the plantings are complete.
 - 1193 CC (Robert Allen) - Back Yard Grade/Water Drainage (WO assigned to Adam Oaks/HOLD).
 - Gerry asked why we require a modification form for a Ring type camera on the front door. We explained that it does change the appearance of the front area but more importantly, is how the camera is set up to not impede on neighbors. We had our attorney participate in the writing of the policy.
 - Gerry also asked about EV Charging stations. We have a policy on that too. He wanted to know if the City of Rochester requires a permit to inspect it. The City considers it an electrical issue and requires a permit to approve. Joe explained that if our policy is in place, when a co-owner signs for the condo – they are obligated to follow the rules & regulations set by the Association. This does hold up in court and with the insurance companies.
 - James Filak passed away. He used to live at 1000 CC
 - Sprinkler days – after much discussion, the Board voted to increase the watering days to 4 days a week starting June 26th. Larry made the motion, Mary B 2nd and all approved. We are trying to stay ahead of the weather and not let the lawns turn brown.

Next Board meeting date is **Tuesday, July 16, 2024, at 6:00 PM, EST.**

General Session Meeting adjourned at 7:51pm

Respectfully submitted June 19, 2024
Mary Browne