

Stony Ridge Board of Directors Meeting
General Session

August 20, 2024; Via ZOOM

PRESENT:

Mary Browne, President.
Gerry Labut, Vice President
Larry Brown, Treasurer
Jane Rodgers, Secretary
Mary Cameron, Member At Large – joined at 6:37pm
Joe Iacobelli, AMI Property Mgmt.

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

OLD BUSINESS:

- Review & Approval of General Session Minutes from July 16, 2024. Motion to approve by Jane, 2nd by Mary B, all approved.
- 2024 Financial Email from Larry Brown
 - The numbers are looking good.
 - AMI revised the statement from 6-30-24. They moved the \$65,695.50 Retained Earnings number to the Appropriated General Reserve on July 17, 2024. That was what we were looking for when we put a hold on approving the June financial statement.
 - Large expenses for July included the following:
 - Insurance premium of \$2,483,
 - Deposit to reserve accounts of \$8,483,
 - Donato Landscaping of \$4,500 for Rock Wall repair,
 - Adam Oaks lawn service of \$6,750,
 - Law office fee for BO I report of \$375,
 - Sav A Tree of \$724,
 - Bowen Paving of \$46,635 for road work deposit,
 - LPS of \$525 for Back flow repair.
 - Jane made a motion to approve the July financial statement, Mary C 2nd and all approved.
- Review & Approval of Financial Statement(s) – June 2024 – Revised Balance Sheet emailed July 18, 2024. Mary B made a motion to approve the revised financial statement for June 2024, Mary C 2nd and all approved.
- Modification Request 959 CC (Karen Grobson) – New Windows – Board Approved 7-23-2024.
- Modification Request 1164 CC (Denise Lee) – Garage Door – Board Approved 8-1-2024.
- Luigi Ferdinandi Cement Quote #24286.2 - \$60,667.00 + Change Order 1- \$2,090.00. Payment Breakdown: 77500-Cement/Concrete - \$20,000, Appropriated Reserves-Cement - \$25,000, Appropriated Reserve-General - \$15,667++ (Balance including Change Order). Start Date, Monday, August 19, 2024, weather permitting. Mary B stated for the record that she only approved the driveway slab at 1224 in her discussion with Tom; the other item that was on the change order was an item that was left off of the original bid.
 - Concrete work should begin on August 19, weather permitting. The cement group found a damaged water tap and the City of Rochester was notified and repaired it quickly.

- Bowen Paving Asphalt – Service Agreement signed 6-19-2024. Work should begin Sept 9, weather permitting. Alternative Date(s) in the event of bad weather: Week of September 16, 2024.
- Corporate Transparency Act (CTA) – Filed through MAG Law, waiting for confirmation. This was filed on August 19, 2024 – we are all good to go.

NEW BUSINESS - Board Action and/or Discussion:

- Adam Oaks – Romeo Road Emergency Exit Brick Pavers covered w/grass (Sally Anderson). She thought this area should be cleaned up, the grass removed and look better. Larry took pictures and shared them with everyone. The cement blocks don't need to be cleaned up; the grass helps to hold those tiles in place. The blocks are there to give the emergency vehicles a hard substance to drive on which allows them to enter easily. They are not there for looks, but for function.
- 1151 CC (Geri Day) – Maintenance of rock wall Yew bushes, Ivy plants, and weeds – (see pictures). Joe started a good discussion on this area. The Association is responsible for the rock wall and the bushes on top of them. This area can be overwhelming for many co-owners – it is not an easy area to get to, it is not a level area, and the ground isn't secure on top of the walls. Adam Oaks did clean out some of the areas, but it wasn't a removal of the weeds just a trimming. Larry believes the weeds need to be removed, along with the vines and the picky greens. Gerry also talked about how the ivy [vines] cling to the mortar and destroy it. Jane thinks they should be cleaned out and start over. Do not allow co-owners to plant anything in these areas going forward. Larry made a motion to have the weeds cleaned out, the bushes trimmed back 6" from the brick and not hang over the sides of the wall. Everyone agreed and we asked Joe to get a bid from Adam Oaks to remove the bushes and suggest something else for the top area – maybe just mulch.
- 1003 CC (Pat Storto) – Sprinkler Times – Front lawn is browning. Larry took a picture of her lawn and it is not looking good. Joe said that Instant Maintenance [Brian & Lisa] were out of town and the person who took the call jumped the gun and shut the water off early, probably a couple of weeks ahead of time. Joe always puts his request in writing to them and this substitute person wasn't aware of that. We would like to have them turned back on, if possible once the cement is poured and off before the road gets milled. Joe will ask Adam Oak to seed and add to dirt to her lawn once the sprinklers are on again.
- 902 CC (Harriett Marenas) – Front entrance Spruce tree removal and Arborvitae plantings (8-7-2024). Harriett did not want to attend the board meeting and has withdrawn her request. The Board will be removing a damaged tree this fall and will replace it with giant arborvitae.
- Review Recommended 2024 Planting Amounts & Types - (on hold).
- 1193 CC (Robert Allen) - Back Yard Grade/Water Drainage (WO assigned to Adam Oaks/on hold).

Open Discussion

- (974 CC) - Brandon Guse would like to replace his deck with a composite deck. He would like to have steel/aluminum spindles in this railing. The current policy does not allow for this option. Most of the board agreed with the policy; Mary B questioned why not? After much discussion, the board agreed for consistency and appearance purposes to keep the policy as is.
- (1133 CC) – Gerry Labut let us know that he will not be inserting a 4" pvc tube under the

cement to encase the water lines. The water lines don't run under his driveway; therefore, it is not necessary.

- (1089) – Hans Spata – between 1089 and 1095 there are dead branches in the pine that should be removed.
- (935 CC) – Julia Corcoran – has a mulberry growing out of her spruce tree. It needs to be removed, hopefully without damaging the spruce. There are options on how to do this and Joe will investigate further.
- (1107 CC) – Doug Hodgkins – would like his Linden Tree in the front sprayed for aphids – scaly insects that drop sticky, icky things on cars, lawns and sidewalks. His is not the only tree infected. Joe will talk with Terry at SavaTree for advice and costs. This may be covered under our current agreement.
- (1133 CC) -Gerry Labut has the same issue with his Linden tree. The board would like to get these taken care of.
- (965 CC) – Mary Cameron – is replacing her deck and will need Larry to come over and inspect the boards attached to the condo. John Larson is completing the work and John is familiar with this process. Her modification was approved 8/13/24 and the work is scheduled to begin 9/3/24 – weather permitting. She will be keeping the superstructure. The city will inspect the railings, spindles and footings. The association will be adding white rocks under her deck at this same time.
- Mary B is working on the Fall Newsletter and asked for any suggestions to be emailed to her. She has started a “Friendly Reminder” section for some items.

Next Board meeting date is Tuesday, September 17, 2024, at 6:00 PM, EST.
General Session Meeting adjourned at: 7:36pm.

Respectfully submitted August 24, 2024
Mary Browne