

Stony Ridge Board of Directors Meeting
General Session

September 17, 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.

Joe called the meeting to order at 5:59pm.

OLD BUSINESS:

- Review & Approval of General Session Minutes from August 20, 2024. Motion to approve by Jane, 2nd by Larry, all approved.
- 2024 Financial Email from Larry Brown
 - Numbers are looking good with current YTD net income at a (-2,131.52). Last year at the end of August it was \$15,705.13. More expenses this year.
 - You can see by looking at the First Citizen Money Market and General Appropriated Reserve, that AMI accounting withdrew \$2,000 and placed it in the checking account, to help with bill payments.
 - Large expenses in August included the following:
 - Lawn Service at \$6,750,
 - Tree & Shrub Maintenance at \$2,614,
 - Lawn Fertilization at \$3,300,
 - Plumbing repairs at \$435,
 - Roof repairs at \$1,343.70,
 - Insurance at \$2,483,
 - and Major repairs at 1030 CC at \$7,210.
 - Mary B made a motion to approve the July financial statement, Jane 2nd and all approved.
- Modification Request 1036 CC (Ray Antenucci) – Back Door Wall – Board Approved 8-27-2024.
- Luigi Ferdinandi Cement –
 - Cement work will be charged to the following accounts:
 - #77500-Cement/Concrete - \$19,000
 - #97500-Reserve Expense-Cement - \$44,107
 - Accounting will draw the funds to pay for the \$44,107.00 out of the following two (2) accounts.
 - Appropriated Reserve Account – Cement - \$26,000
 - Appropriated Reserve – General - \$18,107
 - These totals included a few extra approved items and the permit that the City of Rochester decided we needed. Total of \$63,107. All of this money came out of our budget and reserves.
- Bowen Paving Asphalt (5E-1 vs. 5E-ML County Mix) – this is a higher level of mix.
 - Totaled owed is \$164,228. This included all the areas that they needed to dig out and fix to help make the road stronger and smoother. Payment Breakdown:

we paid \$46,635 prior to the start of the project to hold the dates, as a deposit down; which left a balance of \$117,593. 77000– Budget Asphalt - \$9,000, 97000-Reserve Expenses-Asphalt (Road) - \$108,593. All of this money came out of our budget and reserves.

- The project went well and the co-owners seem very happy with the new road.
- Thank you to all the co-owners that supplied cold beverages to the workers, they really appreciated them.
- Jon Bazner and Bowen Paving were very good to work with. Mary B will send Jon an email letting him know how happy we are with the road.

NEW BUSINESS:

- St. Paul's Methodist Church - 248.651.9361 (<https://stpaulsrochester.org/>) – Donation/Volunteer. The Board voted to donate \$500 to one of the scholarship funds at the Church as a Thank You for allowing our co-owners to park in their parking lot during the paving project. Mary B will research this and get back to the board.
- Adam Oaks – This discussion started at last month's meeting. Rock Wall Clean-Out Mulch Proposal – some of the co-owners on the inner circle, back side have retaining rock walls next to their condos. This is not an easy area to get to or a safe one. These were put in by the developer and have yews on top with a lot of weeds. A few co-owners have asked to have the weeds removed; they look awful. Joe obtained a bid from Adam Oaks for \$500 to remove all the weeds and the board previously approved this bid. The board is discussing what should be done to these areas – should the yews be removed and just have mulch or stones on top to alleviate any further maintenance issues. If the yews are removed, co-owners would not be allowed to plant anything in these areas. Adam Oaks gave us a bid and Joe is confirming the scope of work, suggestions for the top along with the price. The removal of the yews is on hold as of now.
- 1066 CC (Joe Smyles) – Two (2) Stumps along walkway (?). We are not aware of these and will need to investigate further.
- 1000 CC – (Lori Harbour) Front Walkway elevation; poured steps. Co-owner inquired, if possible, to remove the cement steps, regrade the walkway and make it all one level [there are multiple steps now]. They are interested in installing an aluminum handrail and did not want to do the entire length due to cost concerns. They do not have to do the entire length; they can also use individual hand rails, that is their decision. The Board declined the request to remove good cement and regrade.
- Jason Dickinson - City of Rochester, Dept. of Public Works Superintendent. 8-29-2024; stopped a worker from Adam Oaks and told him that we have 2-3 Spruce Trees hanging over the cement sidewalk on the east side of Letica that need to be trimmed back. The trees on the east side of Letica DO NOT belong to Stony Ridge. Jason has not contacted the Board or Joe or AMI.
- Review Recommended 2024 Planting Amounts; Types – Mary B made a motion for #1-5 to get completed this fall and remove #6; Larry 2nd and all approved. We will not be planting a tree between 1125 and 1133 – we will remove that from the list. The co-owners of 1125/1133 are asking to have the area where the tree was regraded and seeded. The area is too small to host another tree – that is why the first one was removed. Larry made a motion, Mary C 2nd and all approved to have Joe talk with Joel from Adam Oaks to look at that area, make suggestions and get a quote. This quote should include the netting with seed.

- Gerry Labut [1133] would like to install a pop-up drain in this area from the downspout off the garage. This will be at his expense and he will get a quote from Joel to be completed at the same time, since it is in the same area.
- 1193 CC (Robert Allen) - Back Yard Grade/Water Drainage (WO assigned to Adam Oaks/on hold).

Open Discussion:

- 950 CC [Jim Wolfe] – Jim made a very generous offer to exchange all the dimly lit coach lamp bulbs to new white, bright LED bulbs at his expense. He thinks the community would look nice if all the condos had the bright bulbs. He was also very complimentary of our new road. The board truly appreciates Jim's gracious offer but that is the responsibility of the Association. We are changing all the dimly lit bulbs to new LEDs as they burn out. Joe will talk with Hans Spata and ask that as bulbs burn out, to please match the bulbs at each condo. This means some may have the dimly lit and some may have the brighter LED, eventually they will all have the LEDs.
- 986 CC [Jana Yezak] – asked if the tree by the driveway can be trimmed up high enough for her to see under. She cannot back up safely out of her driveway due to the obstruction in view from the tree. This will be added to the tree trimming list.
- Joe received several compliments on the new cement and the new road.
- The Mulberry tree that was growing out of a pine tree has been removed at 935 CC.
- Joe sent a request to Instant Maintenance to please turn the sprinklers back on ASAP. They were turned back on and running Wednesday morning, Sept 18.

Next Board meeting date is Tuesday, October 15, 2024, at 6:00 PM, EST.
General Session Meeting adjourned at: 7:23pm.

Respectfully submitted September 19, 2024
Mary Browne