

Stony Ridge Board of Directors Meeting
General Session

October 15, 2024; Via ZOOM

PRESENT:

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

Joe called the meeting to order at 6:00 pm

OLD BUSINESS:

- Review & Approval of **General Session Minutes** from September 17, 2024. Motion to approve by Jane, and 2nd by Mary B. all approved.
- Larry reviewed the September 2024 Financial Statement.
- The numbers are good, and in order. We spent a lot of money paying bills from different accounts. Cement work (\$63,107.00), Re-surfacing the road (\$164,238.00), Lawn, and Water covered by appropriate Reserves and savings.

Jane made a motion to approve the September 2024 Financial Statement, second by Mary B, all approved.

- Modification Request 1206 CC (Ethel Waltenbaugh) - Front Poarch Handrail – Approved
- St. Paul's United Methodist Church - & \$500.00 donation for providing parking to Stony Ridge residents during Road replacement. Mary B. presented a check to Kevin, and a Thank You note from HOB and Residents to share our appreciation.

NEW BUSINESS - Board Action and/or Discussion:

- Modification Request 1133 CC - (Gerry Labut) - Grading, French Drain changed to Pop-up drain.
- Adam Oaks – Rock Wall Clean-Out and Mulch Proposal (6 walls). After lengthy discussion, consensus was to remove all plantings and weeds and replace them with staked plastic and mulch. Larry made a motion to accept Adam Oaks' bid, 2nd by Mary C. All approved.
- The Six co-owners are to be notified of Rock Wall cleanout.
- Adam Oaks – Work Order Number: XN208689to plant 13 Green Giant Arborvitaes.
- Save-a-Tree - (Ron Klien/April) - Fall 2024 tree trimming to start on October 22, 2024 (weather permitting)
- Irrigation System –Instance Maintenance to Winterize system – done 10/15/2024.
- SR – CAU Risk Management Letter Dated 10-02-2024. On site today, await report.
- Gutter Cleaning – All agreed to schedule in late November or early December.

- 1066 CC (Joe Smyles) - Mulch piles will be removed this fall.
 - 1104 CC - (Tom Brown) - Broken Tree Branch/Tree Trimming. Work to be done this fall.
 - 1128 CC - (Kathleen Harlan) - Front tree Roots. Address on spring walk.
- 1193 CC - (Robert Allen) - Back Yard Grade, Joel checked several times this summer and says "it doesn't need work yet."

OPEN DISCUSSION:

- 1260 CC (Kathleen Clark) - new co-owner, no closing yet.

Next Board meeting date is [3rd] **Tuesday, November 19, EST via Zoom**

General Session Meeting adjourned at 7:53pm

Respectfully submitted October 17, 2024

Jane Rodgers