

Stone Ridge Condominium Association

Minutes of the Board of Directors Meeting

Open Session

August 19, 2020

Association Clubhouse

The regular board meeting of the Stone Ridge Condominiums at the clubhouse.

IN ATTENDANCE:

Board Members: Ken Thiel, Jeremy Koscielny, Matt Jourden, Mike Pavlichek, Chris Bandy. Dawn from Leadership Management (LM)

Meeting was called to order by President Ken Thiel at 6:00 PM

OPEN CO-OWNER FORUM

1.1 Todd commented about new paint on building and how good it looked. Augustus and Dawn Sherwin discussed how difficult and long it was taking to get modification approved – postponed discussion of modification to executive session.

RECURRING BUSINESS

2.1 Minutes of 8.19.2020 – Board Meeting - accepted

2.2 Financial Statements – final statements from KT 9.30.2020

- a. Balance sheet
- b. Check register
- c. Deposit register
- d. Budget comparison report
- e. Bank statements and reconciliation

2.3 Treasurers Report. – none

2.4 Management Report - none

COMMITTEE REPORTS

3.1 none

UNFINISHED BUSINESS

4.1 Bylaw revision – Jeremy reported Master Deed received but he is waiting for attorney to send the Bylaw portion for review.

4.2 New web site search – Matt – Matt to work with Dawn LM to set up web site through LM.

4.3 Street Signs – Mike – discussed painting entrance sign and street name signs with club house colors and to replace entry stop sign with galvanized post and new signs to see how it looks. Motion Chris, 2nd Jeremy – approved

4.4 Management issues – tabled for new business

4.5 Selling of Common Areas – Jeremy – opinion from attorney was received, reviewed and discussed. Suggested to make issue an Annual Meeting topic – approved

4.6 Mowing of bowl area across from park – Matt - to be discussed in the spring

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4.7 Cell tower update – Mike – received proposal from Communication Consulting Group (CCG) to approach Spectrum for easement use payments. Discussed and motion by Chris, 2nd by Jeremy to accept and request contract from Spectrum for final approval – approved. Once received Mike to send out for review and email vote. Status of cell tower is still pending completion of research by CCG.

4.8 WWTP items to complete – Chris – Chris made update and to get with Dawn LM to go over issues and contact Highland as to status.

NEW BUSINESS

5.1 Leadership Management questions/processes/directions for club house, reporting, modifications, contract: fertilizations, lawn mowing, water treatment. Discussed how LM will be processing different items.

5.2 Painting punch list – Mike requested that Board Members inspect painting job on the well house, clubhouse and WWTP and let him know if there are any issues that need to be addressed prior to payment.

5.3 Annual Meeting – date and agenda, terms ending are Ken and Chris. – discussed and decided to schedule for January, exact date TBD.

5.4 2021 Budget – briefly discussed, Mike to get with LM to review prior to presenting to Board.

5.5 Pump house roof repair – Dawn LM to get roofers to inspect and quote, Mike, Chris and Jeremy are available during day to meet them.

5.6 Flowers in lawn contract not done – Dawn LM to contact Lightning to get credit and apply to brush hogging.

5.7 Brush hogging – discussed – Dawn LM to contact Lightning to find out when is will be done.

5.8 Sprinkler winterization – discussed and Chris reported that Michigan Irrigation misunderstood service change and will be winterizing soon.

5.9 Board issues – pond fountains – Mike said they are to be removed soon, Lightning missed mowing park area Dawn LM to contact them, club house cleaning Dawn LM to get quotes for deep cleaning

MOVED TO EXECUTIVE SESSION AT: 7:47 PM

RETURNED TO OPEN SESION AT: :8:15 PM

REVIEW ACTION ITEM LIST

ADJOURNMENT

Meeting was adjourned at 8:17 PM

Respectfully submitted by Mike Pavlichek, Secretary