

# Stone Ridge Condominium Association

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## Minutes of the Board of Directors Meeting

Open Session

January 17, 2022

Association Clubhouse

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

### IN ATTENDANCE:

Board Members: Matt Jourden, Mike Pavlichek, Chris Bandy, Jeremy Koscielny. Via phone Mike Chevrette.. Absent – Leadership Management (LM)

Meeting was called to order by President Jeremy Koscielny at 6:04 PM

### OPEN CO-OWNER FORUM

1.1

### RECURRING BUSINESS

2.1 Minutes of 11.15.2021 – Open Board Meeting - accepted

2.2 Financial Statements – final statements from LM for December 2021 - accepted

2.3 Treasurers Report. – none

2.4 Management Report - none

### COMMITTEE REPORTS

3.1 none

### UNFINISHED BUSINESS

4.1 Bylaw revision – Jeremy - updated

4.2 Street sign update – no new status

4.3 Reserve study update - Dawn - to be forwarded

4.4 Annual meeting agenda and procedures, discussion topics financial, current projects, future projects, Bylaw revision, Reserve study, election.

### NEW BUSINESS

5.1 Clubhouse interior painting – Received two of the quotes and waiting for the third.

5.2 Board issues – Dugie's garbage truck leaking, discussed fences

**MOVED TO EXECUTIVE SESSION AT: 6:59 PM**

**RETURNED TO OPEN SESION AT: 7:16 PM**

# Stone Ridge Condominium Association

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REVIEW ACTION ITEM LIST

ADJOURNMENT

Meeting was adjourned at 7:00 PM

Respectfully submitted by Mike Pavlichek, Secretary

# Stone Ridge Site Condominiums

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## 5.16.2022 Board Meeting Minutes Association Clubhouse 6:00 PM

### CALL TO ORDER CONFIRM QUORUM: ACHIEVED

Present: Jeremy, Mike P., Matt, Chris, Dawn from management

### OPEN CO-OWNER FORUM

- 1.1 Bylaw Amendments Q&A Many questions regarding Drones, Alterations, Voting quorum, violations
- 1.2 Bike / Walking Path comments taken but no action by the Board as this is not on the table yet if at all.

### RECURRING BUSINESS

- 2.1 Minutes of the 4.18.2022 Board meeting. Approved by all
- 2.2 Financial review. No questions

### UNFINISHED BUSINESS

- 3.1 Basketball Court re surface – Dawn getting contractors to bid on the job
- 3.2 Clubhouse cable – Dawn working with Charter to take care of situation.
- 3.3 G2 engineering study – Dawn Contract sent to G2 for reporting of roads
- 3.6 Fountain update – Dawn Fountain removed. Noted by Chris that there was a switch that was loose and requested quote for new and repair
- 3.7 Concrete work – Dawn will have contractor contact Board to walk the property for true quoting
- 3.8 Street sign status – Dawn job was scheduled to begin

### NEW BUSINESS

- 5.1 G2 Consulting contract signed. Waiting on start date from Jason Stoops.

Mike P to put water flush signs up and was given authority to be able to purchase signs and supplies.

# Stone Ridge Site Condominiums

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## 6.20.2022 Board Meeting Minutes

Association Clubhouse 6:00 PM

### CALL TO ORDER CONFIRM QUORUM: Achieved

### OPEN CO-OWNER FORUM

- 1.1 Lift station back up 10 owners present for discussion on the system.
- 1.2 Bylaw Amendments Q&A Multiple discussions on the different changes

### RECURRING BUSINESS

- 2.1 Minutes of the 5.16.2022 Board meeting. Approved unanimously
- 2.2 Financial review No issues to report

3.1 Committee report: No Committee

### UNFINISHED BUSINESS

- 4.1 Basketball Court re surface – Still looking for someone to bid the job. Difficulty is it is a small job
- 4.2 Clubhouse cable - restored
- 4.3 G2 engineering study – No action needed
- 4.6 Fountain update – Repair and new quotes attached: Chris Bandy requested quotes for smaller quieter units. These were not provided; Dawn to update
- 4.7 Concrete work – Spartan and Armstrong will call Jeremy No Action
- 4.8 Street sign status – One sleeve was cracked. Will get new, install and job is complete. Maintenance to pick up a sleeve and install;

### NEW BUSINESS

- 5.1 Taxes and year end review no action needed
- 5.2 Board Member Mike Pavlichek has resigned. Dawn to release memo to accept nominations