

Minutes of the Kimry Moor Homeowners Association Board of Directors 2017

January

February

March

April

May

June

Special Meeting June

July

August

September

October

November

December (No meeting)

Kimry Moor Homeowners Association
Board Meeting
January 24, 2017

Present: R. Bruner, M. Levine, C. Pilon, K. Hanson, B.Sweeney, J. McLoughlin, E. Haynor

Absent: G. Meyer, R. Greene, M. Bright

Rick Bruner welcomed everyone to the meeting and wished all a prosperous and Happy New Year. He also informed us that Don and Anne LaCasse in unit 709 have moved to the Nottingham and that their unit is for sale.

Barb Sweeney moved and it was seconded that the board minutes from the November meeting be approved.

Secretary's Report: No Report

Treasurer's Report: Ed reported that he had not yet received the year end financial statements from TJMG. They will be presented at the next meeting.

Committee Reports:

Grounds - No Report

Pool - No Report

Roofs and Chimneys - A proposal for roof replacements and repairs was submitted by John Marinelli for four units. Also received were estimates for three chimney repairs and two chimney replacements. A discussion followed and it was decided that the board would table this item until until more estimates were secured. (Item open)

Maintenance - No report, but if you have noticed that the bulb in your front yard lamplight is out, John Cooper in unit 702 has volunteered to change it for you. His number is 637-0652.

Architectural- No Report

Old Business:

Association Dues Delinquency: Todd Engel, unit 603, continues to be delinquent in payment of Association Dues in the amount of \$2,571.13 as of January 24, 2017. (Item open)

Proposed Audit: There is a recommendation to consider performing an official audit by an outside firm. After discussion, B. Sweeney made a motion and J. McLoughlin

seconded it that a financial review, as required by our bylaws, be done by Claude Pilon and Ed Haynor. (Item open)

Bees/Trim: Mr Schutzendorf, unit 304, sent a letter to the Board requesting reimbursement in the amount of \$356.40 for bees that entered his home through trim work that he thought should have been repaired. A letter was sent denying Board payment for insects as well as repairs per the KMHA ByLaws. He submitted an appeal of the disapproval to the Appeals Committee. Their recommendation was that payment should be made due to some confusion regarding the original repair. The Board has agreed to reimburse the Schutzendorfs. (Item closed)

New Business:

Insurance Policy: The Board voted to remain with the existing carrier and to approve funding of the 2017 Insurance Policy effective Feb. 20, 2017. Costs from last year to this year are as follows:

The renewal (2017) premiums are:

Package policy - \$33,887.72

Umbrella policy - \$945.00

Directors and officers - \$1,039.00

2016 premiums were:

Package policy - \$32,737.45

Umbrella policy - \$945.00

Directors and Officers - \$1,045.00

The total renewal premium increased \$1,000.27 over last year.

Directory: A new Kimry Moor Directory has been emailed to all and copies placed in the clubhouse mailbox for those who do not have email. (Item closed)

New Meeting Time and Date: As there have been some requests, the Board is going to try having meetings in the late afternoons on Wednesday. Our first test run will be FEBRUARY 22, (Wednesday) at 4:30pm. We are hoping that more of you can join us!!



A motion was made and seconded to adjourn this meeting.

Respectfully submitted,
Janet McLoughlin

Kimry Moor Homeowners Association Board Meeting

March 22, 2017 – 4:30 pm

Present: R. Bruner, G. Meyer, C. Pilon, K. Hanlon, B. Sweeney,
E. Haynor and M. Bright

Excused: R. Greene, J. McLoughlin and M. Levine

A minor correction was made to the February minutes. Karen Hanlon's name was spelled incorrectly. The minutes of the February meeting were then approved.

Secretary's Report: There was no Secretary's Report as the Secretary was excused from the meeting. Barbara Sweeney agreed to take the minutes for the meeting.

Treasurer's Report: A CD at Key Bank matured on February 2, 2017. Monies were reinvested for a term of 14 months at 1.4 %. Amount reinvested is \$27,516.60. **Total expenses** for February of \$8,814 were for contract and utility expenditures.

Committee Reports:

Grounds: Mark Bright mentioned that if any outside contractors are in Kimry Moor to do work, it is important that they take care of any damage to the lawns and protect the driveways. (Item Closed)

Pool Report: no report

Roofs and Chimmneys: When Richard Greene returns from Florida he will request additional bids for Chimney and Roof replacements. (Item Open)

Maintenance: no report

Architectural: An Architectural request was submitted by Linda Shapess (704) for windows and sliding glass doors and the color selection was identified. This request was approved. (Item Closed)

Old Business:

Association Dues Delinquency: Todd Engel in unit 603 continues to be delinquent in payments of Association dues. (Item Open)

Internal Audit – A meeting was held with Kim Wolff of TJMG. Discussion revolved around their financial controls and what information would be available from their accounting system. Meeting was very informative and thanks to Kim Wolff for her involvement. Claude Pilon reported that we should receive a report on the audit in two to three weeks. (Item Open)

New Business:

Goose Management: Rick informed us that a proposal has been received from Take Flight Goose Management for 2017. A discussion about this service ensued regarding other possibilities for managing the geese problems in the community. It was decided to meet with owners of Take Flight Goose Management and collect more information. (Item Open)

Grounds Maintenance Proposal: Proposal #51703 was presented by Rick from Michael Grimm Services for annual work to be done this spring. The proposal was for \$3,196.80. A vote was taken and the expenditure was approved by the board. (Item Closed)

Yard Waste: Notification for the pick up of yard waste will be sent out by email to all residents with email ability. Copies will also be placed in the mailbox at the club house for those who do not have email as well as a copy at the Clubhouse. (Item Closed)

Caveat Emptor – Buyer beware: Rick reported that he had an unsettling experience recently with Falso Heating/Air Conditioning regarding his furnace. To make a long story short he was told that the furnace humidifier had a bad circuit board and that he also needed a new Sall switch. (the technician he had had two years ago stated on the Invoice that he did not need a sall switch and he eliminated it.....same company....and all worked fine). The current technician called the office and they gave him a quote of \$555 for the circuit board and a new sall switch. Astounded, he went to the internet and purchased a brand new Honeywell circuit board for \$79 which he installed himself – extremely simple. His point is that \$555 for a \$79 part is outrageous. (Item Closed)

It was suggested by Mark Bright that you could call Charles Heating and Air-Conditioning and talk to Dan Duffy for Heating or Air-Conditioning needs.

A motion was made and seconded to adjourn the meeting.

Respectfully submitted,

Barbara Sweeney, Vice President for Janet McLoughlin, Board Secretary

Kimry Moor Homeowners Association Board Meeting

April 26, 2017

Clubhouse – 4:30 pm

Present: R. Bruner, G. Meyer, C. Pilon, K. Hanson, B. Sweeney, E. Haynor, J. Mcloughlin, R. Greene, M. Levine, M. Bright

The February minutes were approved without change.

Secretary's Report - none

Treasurer's Report – no monthly report (see audit update under old business)

Committee Reports:

Social: Careen Talbot, Lynne Greene and Rene Solow will be reporting in the future on any social activities that might be going on. Stay tuned....

Grounds – There continues to be discussion regarding tree maintenance in KM. There is currently an assessment going on regarding the most immediate issues. Flowers will be planted in some common areas. (The flag pole area, the entrance and the median). All of the plow damage has been repaired and seeded and, if you're able, it is a good idea to keep it watered. Please do not leave anything (like your new plants) near your trashcan or yard waste.

Pool – The pool will open on Memorial Day. Let's hope it's a great summer for diving in!!

Roofs and Chimneys – Richard Greene reported that a major repair on the chimney of unit 907 was completed. The chimney was rebuilt and new shingles and flashing were installed. Cost \$7,300. The roofs on units 902,904, 906 and 908, in accordance with the roof replacement schedule, will be done this year. Three bids have been received. Mike Mannheim, the son of the owners of unit 904, and his contractor gave a presentation on additional work needing to be done on the rafters in the unit. The information was clearly presented but because the deficiencies are part of an addition, the board voted, based on the HOA bylaws, to not cover the cost of those repairs. The chimney at 805 is scheduled to be rebuilt this year as well. It must be rebuilt from the ground up and the cost will be \$12,000. The board will discuss and evaluate the need to rebuild chimneys versus an alternative method. (Item open)

In addition a letter was received from Mr Josef, unit 501, regarding several leaks. This will be looked at and evaluated immediately. (Item open)

Maintenance – Marty Levine reports that there are 16 jobs pending. (Item Open)

Old Business:

Association Dues Delinquency – Onondaga County has informed the homeowner of unit 603 that if he does not pay county taxes by June 30, 2017 his home will be auctioned off on Oct. 23, 2017. (Item open)

Proposed Audit – Claude Pilon and Ed Haynor have done an internal audit of the HOA financial statements for the year 2016. They have done an extremely thorough review of our finances. They have made several recommendations to the board to modify and improve on our internal and external controls. After a presentation by Ed and Claude, the board voted to implement the recommendations. A copy of these, in total, can be obtained through either of these board members. (Item open)

New Business:

Goose Management – A proposal from Take Flight Goose Management has been received for the 2017 season. It will not be renewed for this season. (Item closed)

Unit Sales – If you or your family is selling your unit, please keep TJMG, Kathryn, in the process as she has to contact the attorneys for drafting the sale paperwork as pertains to partial payments owed to the Association. (Item closed)

Shrubbery Trimming – For those units that border the property adjacent to Kimry Moor property – units 102, 104, 110, 901, 903 – please do not cut down shrubs which are on their property. Their goal is to provide a screen to maintain privacy. (Item closed)

Estate Sale – Permission was given for an estate sale on May 19 – Unit 303. (Item Closed)

A motion was made and seconded to adjourn the meeting.

The next meeting will be on May 24, in the Clubhouse at 4:30.

Respectfully submitted,

Janet McLoughlin, Secretary

Kimry Moor Homeowners Association

Board Meeting Minutes

May 24, 2017 – 4:30pm

Present: R. Bruner, M. Levine, G. Meyer, C. Pilon, R. Greene, K. Hanlon, B. Sweeney, and Mark Bright

Excused: Ed Haynor, Janet McLoughlin

Secretary's Report: There was no Secretary's report as the Secretary was excused from the meeting.

Treasurer's Report: CD at Countryside was renewed on 5/20/17 for one year. Dividend rate is 1.46%. Opening value is \$37,100.08.

\$7,300 for chimney expense plus \$12,400 for contract expenses make up the largest portion of the monthly expenses.

We received the bank statement now from the bank and we have a whole new report on our financials....we have a report on the General Operation as well as a Balance Sheet. Claude gave a brief review of the report.

He also provided a handout explaining the Internal Audit Report that had been presented to the Board at an earlier date. Approval was given for all fifteen recommendations by the Board to be forwarded to TJMG for implementation. (Item Open)

Committee Reports:

Grounds: Awaiting bids for the tree removal work. Plantings have been completed in the entryway and they look great.

Pool Report: Pool will open on Friday for Memorial Day Weekend. A new sign has been purchased for the pool at a cost of \$267.73. A motion was made to approve payment for this sign which was unanimously approved by the Board. (Item Closed)

Maintenance: It was submitted to the board for approval on 604 Ray Forrest for replacement of steps to the deck which includes a landing before the steps begin. Also a support post that has to be set in concrete to support a portion of the roof which was part of the original construction. It was voted on and approved to go forward with the \$1500 quote. (Item Closed)

Pat Curtin 907 was approved by the board to replace her dated garage door with a new one from Wayne Dalton quote of \$1,117. (Item Closed)

Marty said that he has a long list of work in process and will be in contact with the Board as necessary.

A problem with the website is that the link for maintenance requests apparently does not work. It will be removed and all requests for maintenance must go directly to TJMG at (315) 299-4277 or via email to associations@tjmgproperties.com. (Item Open)

There was a discussion regarding the latest Estate Sale. It is the responsibility of the Estate Sale personnel to provide a person in charge of parking at all times. A call from the Manlius police indicated it would cost \$40 per hour for police involvement. (Item Closed)

Roofs and Chimneys: 902, 904, 906 & 908 Kimry Moor – In accordance with the roof replacement schedule, and roof(s) for this cluster (9B) was scheduled to be removed and replaced. The owner of Unit 904 was sent a letter from the Board stating that the HOA could not be financially responsible for repairing the rafters of Unit 904 since the rafters were part of the addition to Unit 904.

The removal and replacement of the roof(s) and rebuilding of chimneys at Units 902, 904, 906, & 908 cannot commence until there is an agreement between the owner of 904 and the board of the HOA with regard to repairing the rafters over the addition of Unit 904.

Note: A discussion ensued between the Board and Mr. Manheim's son regarding a quick decision from the board which he felt was not investigated as much as he thought it should be and asked the Board to investigate further and reconsider their decision. Board agreed to review it again.

A number of complaints have been received regarding leaking roofs. These complaints include Units 102, 501, 515, 525, 603, 711, 713, 907 and 908.

To date the chimney of Unit 907 was rebuilt and the chimney at 908 was repaired. No repairs will be made to the roofs of 907 and 908 unless leaking continues.

Please note that the repair of the chimney of Unit 908 was under warranty. The roof over the porch of unit 102 is also under warranty.

Bids have been received for repairing the roof (\$625.) and rebuilding the chimney (\$3200 plus flues and caps) for Unit 501; for rebuilding the chimney (\$3800, plus flues and caps) for Unit 515; and rebuilding the chimney (\$4800. Plus flues and caps) for Unit 713. Repairing of the roofs of Units 515 and 713 is not deemed necessary at this time.

If the Board wishes to replace roofs of Cluster 5A (Unit 501and/or Cluster 7C (Unit 711), the cost is estimated to be \$41,133 and \$27,422 respectively, subject to final bids.

Note: A discussion ensued regarding roof leaks, inside damage and the frustration of the homeowners.

Architectural: May 1, 2017 – Pat Curtin, Unit 907 - Requested permission to replace 2 patio doors to balcony over her driveway. She also requested permission to replace the railing on balcony and deck to bring spindles in compliance with Code. Permission granted by Board by electronic voting in May 2017. (Item Closed)

May 18, 2017 – Joan Yanno – Unit 507 – Request permission to replace 2 casement windows in her kitchen with a slider window as well as 2 casement windows in the front corner of her family room. Board approved. (Item Closed)

May 22, 2017 – Joyce Gosier – Unit 301 Request permission to replace 6 windows with like windows. Board approved. (Item Closed)

Old Business:

Association Dues Delinquency: Onondaga County has informed the homeowner of Unit 603 that if he does not pay County taxes by June 30, 2017 his home will be auctioned off on October 23, 2017. Todd Engel continues to be delinquent in payments of Association dues. (Item Open)

New Business: Suzanne Lawler has request for a one-day Estate Sale at Unit 908 for Sunday, June 18, 2017. Parking will be closely monitored. The Board approved the Estate Sale. (Item Closed)

Barbara Sweeney for Janet McLoughlin, Board Secretary

5/24/2017

Kimry Moor Homeowners Emergency Board Meeting
Minutes
June 6, 5:00 pm – Kimry Moor Clubhouse

Present: R. Bruner, M Levine, G. Meyer, C. Pilon, R. Greene, K. Hanson, B. Sweeney, Janet McLoughlin, E. Haynor

An emergency board meeting was called by Rick Bruner to discuss a number of expenditures that have arisen related to grounds, roofs and chimneys. In order to expedite the process, we met and discussed each expenditure. After discussion on each item, it was either tabled because of the necessity for further action or a motion was made to pass, seconded and voted on. The result is indicated for each.

Grounds : Three bids were received for tree removal. This will be done in at least two phases. The lowest bid was submitted by Native American Tree Company. A motion was made to hire them for phase one and evaluate the job after completion. **Passed**

Roofs:

Units 902, 904, 906 and 908 – This work cannot commence until an agreement has been reached with the owner of 904 regarding the replacement of rafters that are part of an addition. **Tabled**

Unit 501- Repair valleys and replace pipe flange - \$1,175. Will seek a quote to repair rather than replace chimney. **Passed**

Unit 603 – Repair valleys and replace pipe flange - \$1,425. Some tree work. This unit is for sale and the owner's HOA dues have been in arrears for a significant amount of time. It was suggested that a letter be sent to Mr. Engel asking for payment of back dues before the work is done. **Tabled**

Unit 713 – Replace (\$4,800) chimney. Move vent pipe - \$225. **Passed**

Units 709, 711 – Replace the roofs - \$21,625. Maintain existing gutters. **Passed**

Unit 515 – Rebuild chimney - \$3,800. **Passed**

A motion was made and seconded to get estimates for the pointing, repair and/or replacing flashing on chimneys, when appropriate, to compare to the cost of a rebuild. **Passed**

The meeting was adjourned.

Respectfully submitted,
Janet McLoughlin , Secretary

Kimry Moor Homeowners Association
Board Meeting Minutes
June 28, 2017

Present: R. Bruner, M. Levine, B. Sweeney, C. Pilon, R. Greene, K. Hanson, J. McLoughlin, E. Haynor, J. Meyer, M. Bright

The minutes of the May Board meeting were approved as presented.

Secretary's Report: Corrections to the minutes of the Emergency Board meeting of June 6 were made and will be recorded.

Treasurer's Report: YTD income and expenses are in line with the prior year. Expenses are basically limited to contract expenses. Repairs have been lagging due to inclement weather.

Committee Reports:

Grounds: We are waiting for tree removal to begin.

Pool: All is well with the pool, but some keys to the clubhouse have been lost. There will be a charge to replace these.

Roofs and Chimneys:

It was previously reported that the roof committee has received a cost estimate to replace the roof(s) at Cluster 7C (Unit 709-711) of \$27,422. Final quotation was \$21,125, and work was approved at the June 6 Emergency HOA meeting. Additional work was required to add kitchen vent, flashing and baffles for 709 (\$310); and fascia, flashing and baffles for 711 (\$302). Final cost to replace roof at Cluster 7C was \$21,737. Work was completed on June 9, 2017.

Previously reported that roof committee has received a cost estimate to move vent pipe at Unit 713 for \$225. Work was approved at the June 6 Emergency HOA meeting. Work was completed on June 9, 2017.

Previously reported that the roof committee has received a cost estimate to repair the roof valleys at Unit 501 for \$625. Alternative was to replace the roof at Cluster at 5A that includes Unit 501 for \$41,133. Since the board chose to repair the roof at Unit 501, the contractor recommended that both the front and rear valleys be repaired at a cost of \$1,175. At the June 6 Emergency HOA meeting, the Board approved the repair of both valleys that included removing shingles from both left and right front large valleys and front chimney; installing ice and water barrier in valleys and around chimney, installing new counter flashing around chimney, and re-shingling both valleys. A letter was written by Rick Bruner to the owner of Unit 501 informing him of the Board's decision. Work was completed on June 11, 2017.

Previously reported that the roof committee had received quotations from Maksi's Masonry Corp to REPLACE the chimneys at Units 515 and 713. Quotations to REPLACE the chimneys were \$3,800 (plus

flues and caps) and \$4,800 (plus flues and caps) respectively. Although the Board approved this work at the June 6 Emergency HOA meeting, Richard Greene requested quotes from Custom Quality, Maksi and two other chimney contractors – CNY Masonary and MJ Richardson.

Custom Quality quoted \$675 to remove the shingles around chimney, install ice and water up sides and base of chimney, remove old flashing, cut in new joints in brick and refresh bottom of chimney, and reshingle around chimney for each unit.

Maksi's Masonary Corp quoted \$2,376 for Unit 515 and \$2,916 For Unit 713 to repair the respective chimneys including removing 3 feet of shingling as well as flashing, grind the joints, remove all of the loose concrete on top, wash the chimneys, lay down the ice paper, install new flashing, install new cement in joints, pour new concrete on top and install new shingling.

Although CNY resounded by email and agreed to visit KM, CNY never came to view the chimneys in question. MJ Richardson did not respond.

*Request that the Board approve the repair of the chimney by Custom Quality at Units 515 and 713 at a cost of \$675 for each unit. If the chimney(s) continue to leak, request that the Board will approve the rebuilding of the chimney(s) by Maksi's Masonary Corp a cost of \$3800 and 4800 respectively.
(Approved)

Received a complaint of a roof leak from Unit 504. Requested an inspection by TJMG properties and a quotation from Custom Quality. Both parties agreed that the leak was located at the backside of Unit 504. Custom Quality's quote to repair the damage on the backside of Unit 504 is \$2,065. Due to the damage readily viewed, it is possible that the water damage started at Unit 502. Therefore, both TJMG and Custom Quality agreed that it would be prudent to replace the backside of both units. Custom Quality quoted \$6,918 for this job. Please note that when the front side are placed in the future, the backside would not have to be replaced at that time.

*Request that the Board approve the replacement of the backside of the roofs by Custom Quality at Units 502 and 504 at a cost of \$6,918. (Approved)

Received complaints that the shingles/sheathing were lifting up in a couple of places at Unit 813, and that there was damaged flashing around the chimney of Unit 405. TJMG inspected the problems. TJMG found no problem with the shingles/sheathing at Unit 813, but recommended that the flashing be repaired around chimneys of Units 403 and 405.

*Request that Board approve the repair of the flashing and related work at Units 403 and 405 by Custom Quality for \$675 or less for each unit. (Approved)

Architectural:

Joan Yano, Unit 507, requests permission to replace 2 casement windows in her kitchen as well as 2 casement windows in the front corner of her family room. She would also like to replace the bow window in the family room. (Approved)

John McLoughlin, Unit 605, requests permission to replace triple casement window in master bedroom with in kind Anderson casement window, as well as double casement windows in kitchen and spare bedroom. (Approved)

Maintenance:

The wooden garage door at Unit 907 has been replaced, and the owner paid for the motor. The weather has caused a substantial slowdown and we are behind in completing several of the projects. New requests for maintenance continue to come to Marty's attention. This should not come as a surprise to anyone due to the age of the units, and he wants you to know that he is doing the best that he can to keep up.

Old Business:

Please remember that Monday is garbage pick up day and that landscape debris is collected on the second and fourth Tues. of the month. Again Mark Bright requests that both not be put out on the same day of the week.

Roof Replacement Reserve: There continues to be discussion as to whether or not there are sufficient funds in this reserve to meet the replacement schedule. There may be a need to raise HOA fees in the future. (Item Open)

New Business:

Pool Chemicals: A bill in the amount of \$793.69 was received from Pool Surgeons for cleaning of the pool twice a week, as well as some additional chemicals added to the pool. Request approval for payment. (Approved)

Grievance Report: A copy of a report from the grievance committee regarding HOA removal of two trees from Units 905 and 907 was discussed by the board. After discussion, the board accepted a recommendation from the grievance committee to compromise on the payment of tree removal costs. (Item closed)

Respectfully submitted,
Janet McLoughlin

Kimry Moor Homeowners Association
Board Meeting Minutes
July 26, 2017
Kimry Moor Clubhouse – 4:30 pm

Present: B. Sweeney, J. McLoughlin, Ed Haynor, C. Pilon, R. Greene, K. Hanlon, J. Meyer, M. Bright
Excused: R. Bruner, M. Levine

Barb Sweeney, standing in for Rick Bruner who was excused, opened the meeting with a welcome and invitation for audience comments. (See new business)

A motion was made and seconded to approve the minutes of the June Board Meeting as written. The minutes were approved.

Secretary's Report: Mark Bright will see that the Board members receive updated telephone and email lists of KM residents. If you have any changes or additions to your own information, please make Kathryn at TJMG Properties aware.
(associations@tjmgproperties.com)

Treasurer's Report: Ed Haynor reported that this year's expenses are \$24,700 under last year. Four expense items account for this difference. Chimney Replacement (\$14,550), Tree Service (\$5,870), Goose Management (\$3,456) and Trash Removal (\$836). Trash Removal is down due to a sales tax adjustment of \$795 for twelve months ending 4/17.

Committee Reports:

Grounds: Paula Haynor's hottest update. Native American Tree Experts have just begun (as of Aug 16) phase 1 of the KM tree work. All is going well. Also there will be no tree replacements this year. There are also lovely new bushes and flowers by the entrance.

Pool: The pool is in great shape and is being enjoyed this summer by many residents.

Architectural: Although no requests for Architectural changes have been received, R. Greene is submitting a draft of a letter to the Board that he proposes to send to each Unit Owner who requests and receives approval for an architectural change. The intent of the letter is to confirm with the owner who requests the architectural change, what his/her responsibilities are now and in the future. For example when an owner installs a skylight, window, door, deck, addition, etc., such work is not the responsibility of the HOA with regard to maintenance.

Roofs and Chimneys: Richard also reported that the replacement of the backside of the roof at Units 502 & 504 was approved by the board, and the work was completed by Custom Quality. The repair to the chimney area, flashing, at Units 515 & 713 was approved by the board as well and the work on both units has been completed by Custom Quality. Please note that if the chimney at either unit continues to leak, the respective chimney itself will have to be repaired/replaced. Such work was previously approved by the board.

Richard Greene and Claude Pilon have also been reviewing the status of the Roof Reserve Fund. Although they have come to the conclusion that the fund will be insolvent within the next few years, they propose that a Roof Reserve Fund Committee be formed to review their analysis of the fund.

The Roof Committee requested, and it was approved by the Board, that a Roof Reserve Fund Committee consisting of Ray Colton (401), Morris Torres (523), John Mott (809), Patricia Curtin (907), and Barbara Goldberg (517), with Ray Colton as chair, be appointed. Their charge will be to review the analysis. Further, they will report back at the September meeting, with the hope that the Board can make a decision at its October meeting whether or not to increase the amount of the quarterly Maintenance Fee that is being placed in the Roof Reserve Fund. (Item open)

Maintenance: There are continuous requests for maintenance. There are currently 15 projects to be done with more added daily. Although some can wait, others need to be attended to ASAP. Several of the requests pertain to sidewalks and this will continue to be a problem in years to come. The slate sidewalks require a great deal of maintenance and the repairs are expensive. Marty often gets a laundry list or repairs from owners. It would be much more efficient if

maintenance was contacted as problems arise, rather than sending them all at once.

Old Business:

Yard Waste Removal: Mark Bright reminds us that yard waste will be picked up on the second and fourth Tues of the month. This pick up begins at 11:00 am so make sure that your bags are ready to go by then.

Unit 902 Initial Homeowner Fee: Peter Skelton was the owner of unit 902 and in his will he passed the unit to his sister Judith who lived there for many years. In a vote via email, the board vote to waive the fee. (Item closed)

New Business:

Gutter Cleaning:

Keeping our gutters cleaned, which is a homeowner responsibility, goes a long way towards protecting our roofs and foundations. Morris Torres reminded us that you can request this service from TJMG via email. They do a very good job and the cost is very reasonable.

Pond Aesthetics:

Janet McLoughlin raised the issue of the unsightly pond this summer. There is garbage floating and algae growing. The former is yet to be addressed, but Mark Bright did ask a representative from National Pond Service to do an assessment. After the Board meeting and before these minutes were written, he received the following note from the rep. "Thank you for showing me the pond yesterday near Mott Road. This pond has a high density of Chara and being rather shallow will not likely respond well to probiotic treatment or subsurface aeration. An option to lessen the visual quality of the pond surface would be to use a floating fountain which will project a spray upwards. This will do little to reduce the flow of Chara but will provide better entertainment to people visiting the pond." (Item open)

A motion was made and seconded to adjourn the meeting.

Respectfully submitted,

Janet McLoughlin
Secretary

Kimry Moor Homeowners Association
Board Meeting Minutes
August 23, 2017
Kimry Moor Clubhouse – 4:30 pm

Present: R. Bruner, B. Sweeney, J. McLoughlin, E. Haynor, C. Pilon, R. Greene, K. Hanlon, M. Levine, J. Meyer, M. Bright

Rick Bruner opened the meeting with a welcome for several residents new to our community in the last few months. Jim and Carol Baird (305), Patricia Curtain (907), Ed and Brenda Dera (701), Donna Woodhead (817), Laurie Kushner (908).

A motion was made and seconded to approve the minutes of the July meeting as written.

Secretary's Report: none

Treasurer's Report: Ed Haynor reported that in July expenses were \$24,000 under the previous year. In the month of August, thus far, expenses were down an additional \$21,000. This figure does not include anticipated expenses, including the roof replacement expense, which will be posted at the end of August.

Committee Reports:

Grounds: Native American Tree Experts are working on phase 1 of the tree trimming and removal project. (Item opened)

Pool: The pool will close on or around Sept. 18. It has been enjoyed by many residents this summer.

Roof and Chimneys: As previously reported, repairs to the chimney area at Units 403 and 405 were approved by the board. Richard Greene, at this time, is reviewing various alternatives to this repair.

A request was received from the owner of Unit 306 to determine if his roof needs to be repaired due to seeing water stains on his kitchen ceiling. Upon inspection by Mark Bright, it was determined that new flashing and shingles were needed around his chimney. Richard requested that the board approve the repair of Unit 306's roof by Custom Quality for \$725.00. This work would include applying ice and water barriers around the base and up the sides of the chimney base; applying step flashing and new shingles around the chimney; cutting into chimney as needed and applying Brown coil and flashing over step flashings and seal joints. (Approved)

The Board approved at its July meeting the appointment of the Roof Reserve Fund Committee consisting of Ray Colton (401), Morris Torres (523), John Mott (809), Patricia Curtain (907) and Barbara Goldberg (517) with Ray Colton as Chair. The committee was directed to report back

to the Board at its September meeting, with the hope that the Board can make a decision at its October meeting whether or not to increase the amount of the quarterly maintenance fee that is being placed in the Roof Reserve Fund.

Architectural control Committee: A request was received from the owner of Unit 901 to replace the floor boards on her deck. (Approved)

Richard submitted a revised draft of his letter to be sent to each unit owner who requests and receives approval for an architectural change. The intent of this letter is to confirm to the owner, who requests a change, what his/her responsibilities are now and in the future. (Approved)

Maintenance: Marty Levine reported that there are a few maintenance situations that are currently under review. He also reiterated the drain on resources from sidewalk and deck repairs going forward and the need for discussion and possible solutions for this problem.

Old Business:

Association Dues Delinquency – Unit 603: Todd Engel has made payment of \$2,869.61, the amount of the initial property lien, which was not the current amount owed. He still owes \$1,293.65 (the amount as of July). A letter was sent to Todd explaining that until his over due payments are received no work will be done to his roof. This unit has been sold but not closed on. Mr Engel assures that he will pay the outstanding balance upon closing. (Item Open)

Roof Work: The contracts for roof work at units 902-908 were approved, by out of cycle email, by the Board. The work will begin during the last week of August by opening up a section of Unit 904 to determine if the home has been modified. Work will progress for other owners at the time the evaluation is made. (Item Open)

Swale Clean-Out – The Town of Manlius DOT says that we are still on the agenda to clean out the swale from the roadway to the first pond. (Item Open)

Out of Cycle Email Approvals: Occasionally there is a need for a votes, between monthly Board meetings, on issues that require more immediate Board approval. This is done via email to the entire board requesting a vote. I will be including these for the prior month in the minutes.

Board approval was received on August 2, 2017 for an expenditure of \$961.20 to Pool Surgeons for pool cleaning and maintenance.

Board Approval was received on August 3, 2017 for the Estate Sale at Unit 603.

Board Approval was received on August 16, 2017 for the roof replacements at Units 902-908. Roof replacement was approved for \$33,628.00, gable additions in the amount of \$8,975 and gutter replacements where the eaves have been extended, not to exceed \$5,000.

Board Approval was received on August 30, 2017 for an expenditure of \$489.24 for Clean All chemicals delivered for the swimming pool.

New Business:

Bill Verification: Whenever a bill is received it must go directly to the Committee Chair for verification prior to payment. There is no way that anyone else can verify that the service was provided at the cost originally quoted. (Item Closed)

Pond: We are awaiting a quote for a floating fountain as proposed at the July meeting. (Item Open)

THE ANNUAL MEETING OF THE BOARD OF DIRECTORS AND HOMEOWNERS OF THE KIMRY MOOR HOMEOWNER'S ASSOCIATION WILL BE HELD AT THE CLUBHOUSE ON **THURSDAY, SEPTEMBER 28, AT 4:30pm**

Respectfully submitted,
Janet McLoughlin, Secretary

Kimry Moor Homeowner's Association

September 28, 2017

Present: R. Bruner, B. Sweeney, J. McLoughlin, E. Haynor, C.Pilon, K. Hanlon, M. Levine, J. Meyer, M. Bright

Excused: R. Green

Rick Bruner opened the meeting with a welcome to all and an announcement that the Monthly Board Meeting would be followed by the Annual Membership Meeting.

A motion was made, seconded and voted on to approve the August minutes. The minutes were approved as written.

Secretary's Report : Please notify TMJG, associations@tjmgproperties.com, of your email if they do not already have it on record.

Treasurers Report : Ed Haynor reported that August 2017 figures are very close to the prior year. Major exceptions are chimney repairs which is \$14,500 under last year, tree service under by \$15,700 and goose management under by \$5,100. A discussion followed as to money left at the end of the year. Ed indicated that there are upcoming expenses, not yet incurred, for 2017. If we are in the black at year end, it was suggested that this money be used for maintenance and/or reinvested.

Committee Reports:

Grounds: Paula Haynor reported that phase 1 of the tree removal is complete. Planning is underway for phase 2 and plantings around the flag pole. Tree replacement is not under consideration for this year. Thank you Paula and committee. The entrance looks terrific!

Pool: The pool is closed for the season.

Roofs and Chimneys: Richard Greene left an depth monthly report on roofs and chimneys as well as Architectural Control. (See Attached).The Roof Reserve Fund Committee reported on their very thorough review of annual roof replacements

costs and the amount of money the Board has in reserve to pay for them going forward. The report includes goals, assumptions and recommendations to understand and deal with this situation. The Committee's document is under review by the board members and will be voted on at the October meeting.

Maintenance: Marty Levine suggested that the present system of obtaining board approval for any expense in excess of \$250 should be changed. This amount was set several years ago and it is not realistic now to have to petition the board every time this amount is exceeded. There are maintenance commitments that have to be met in a timely manner. After discussion by the board, it was decided that raising the board approval amount to \$500 made sense. A motion to increase the amount was made, seconded and passed. (Approved)

A change will be need to be made to the bylaws (Item open)

Marty also asked again that that the board discuss our responsibilities regarding sidewalks and decks in the years going forward. With the maintenance budget as it is, the costs will be problematic in the least.

Old Business:

Association Dues Delinquency – Unit 603: At the time of this meeting, Mr. Engel remains in arrears for his HOA payments.

Roof Work -Units 902-908: The contract for roof work at units 902-908 was approved in an out of cycle email, by the board. Amounts are \$8,975 for extension of the gable ends and \$33,628 for replacement of all four roofs, as well as an amount of \$5000 for replacing gutters at the new gables. The final bills have been received and the roof work increased by \$2,415. This additional amount was approved by the board. A quote for the repairs has been received and forwarded to the homeowner and signed (Item closed)

Pool Maintenance: The board approved a payment of \$966.65 to Pool Surgeons. (Item closed)

Unit 904 Engineering Fee: There is an engineering fee of \$1500 incurred by the residents for an evaluation of the rafters in part of this unit. Although this is not a cost covered by the HOA, but considering that there have been a miscommunication, the board voted to pay \$750, half of the bill. (Item closed)

Swale Clean Out: The swale has been opened up by the Town of Manlius. (Item closed)

New Business:

Pool Pavers: A quote has been received in the amount of \$900 for pavers between the pool deck and the stairwell entrance to the basement. After discussion, it was suggested that we get a quote to level the existing bluestone. (Item open)

Estate Sale: Marcia Poushter requested permission for an estate sale at Unit 505. (Approved)

Pond: A quote was received for a surface fountain. The fountain equipment would be \$5,380 with installation labor between \$450 - \$525. It would also require a 240 volt service as an additional expense. After discussion a motion was made, seconded and defeated by the Board. It was suggested that the dam be removed and cleaned out. (Item closed)

A motion was made, seconded and voted on to adjourn the monthly meeting.

This next Board Meeting will be on Wednesday, October 25 at the KM Clubhouse – 4:30 pm.

Respectfully submitted,
Janet McLoughlin, Secretary

Kimry Moor Homeowner's Association
Monthly Board Meeting
November 29, 2017
Kimry Moor Clubhouse – 4:30 pm

Present: R. Bruner, B. Sweeney, J. McLoughlin, E. Haynor, C. Pilon, K. Hanlon, M. Levine, J. Meyer, R. Greene, M. Bright

Rick Bruner opened the meeting with a welcome to membership and gracious parting words for Barb Sweeney whose term as Vice President and Board Member ends on December 31. Barb has been a wonderful addition to this Board and we will miss her up in front.

The October minutes were reviewed and approved.

Secretary's Report: Janet McLoughlin will not continue to record the Board minutes in the new year. TJMG Properties has extended a courtesy of taking the 2018 minutes at no additional cost to Kimry Moor

Treasurer's Report: Ed Haynor reported that the year-end forecast may exceed expenses. Should this forecast hold up, it is recommended that the excess be added to the roof reserve. Ed also announced that he will not continue as Treasurer in 2018 but will remain on the Board.

Committee Reports:

Grounds: Bartlett Tree Service continues with phase two of its removal and trimming of trees. This work should be completed by year end.

Richard Greene made a motion, pending the receipt of an architectural request from the owner of Unit 206, to approve the removal of 6 trees at the homeowner's expense. (Approved)

Pool: The pool is closed.

Roofs and Chimneys: Attached is report submitted by Richard Greene.

Maintenance: Marty Levine reported that as of the November meeting a few projects remained.

He requested Board approval for sidewalk work at Unit 405, with an estimated cost of \$600. (Approved)

There is a deck repair, already Board approved, to be completed this year or a top priority for 2018.

Paint the front door of Unit 305.

Finish the siding of Unit 303. Already approved by Board.

Old Business:

Fire Hydrants: A follow up letter, dated November 27, 2017 was sent to the Onondaga Water Authority asking about two hydrants – how do we transfer these from Association ownership to the responsible party? For all hydrants -- are they, or are they not, “serviceable?” Awaiting reply from first and second letter. (Open Item)

New Business:

Kimry Moor 2018 Budget: The budget for 2018 was discussed and voted upon. A motion was made and seconded to approve the budget. (All members approved the 2018 budget). Attached is a copy.

The next Board Meeting will be held on Wednesday, January 17, 2018 at the KM Clubhouse – 4:30 p.m.

A motion was made and seconded to adjourn the general meeting.

ELECTION OF NEW OFFICERS MEETING

The 2018 Board members nominated and voted on the following Board member to act as President, Vice President, Secretary and Treasurer for the fiscal year 2018.

President – Richard Greene

Vice President – Ray Colton

Secretary- Janet McLoughlin

Treasurer – Claude Pilon

The voting results – unanimous approved for all positions.

Congratulations to all. We look forward to a very challenging and rewarding year.

Respectfully submitted,
Janet McLoughlin, Secretary

**NOVEMBER ARCHITECTURAL CONTROL &
ROOF & CHIMNEY COMMITTEES REPORT
NOVEMBER 29, 2017**

Architectural Control Committee Report:

No Request(s) for Architectural Change was received during the Month of November.

Roof & Chimney Committee Report:

Roof Repairs were requested and approved at the Board of Directors meeting in October for Units 306 & 603. These Roof Repairs were completed on November 2017.

Chimney Repairs were requested and approved at the Board of Directors' meeting in October for Units 403 & 405. These Chimney Repairs were completed in November 2017.

Roof Replacement for Units 902, 904, 906 & 908 was approved by the Board of Directors by e-mail on or about August 16, 2017. The Roof Replacement work included extensions of gables and installation of gutters. This Roof Replacement work was completed in November, 2017.

Requests were received during late October and November for repairing roof and/or chimney leaks at Units 303, 501, 702, 704, & the Clubhouse.

Upon inspection of the completed Chimney Repair work at Units 403 & 405 and completed Roof Repair work at Unit 603, it was determined that further Roof Repairs were necessary.

The costs of Roof Repair work at Units 303, 403, 405, 501, 603, 702, 704 & the Clubhouse were \$525, \$1,175, \$725, \$725, \$725, \$425, \$750 & \$925 respectively. This Roof Repair work was approved by the Board of Directors by e-mail on November 21, 2017. Details of the respective work were e-mailed to the Board of Directors prior to November 21, 2017 approval.

Except for the Clubhouse, the Roof Repair work at Units 303, 403, 405, 501, 603, 702 & 704 were completed in November 2017.

The chimney at the Clubhouse will be addressed in the Spring of 2018.

Respectively Submitted,



Richard J. Greene
Chair, Architectural Control and Roofing Committees

KIMRY MOOR 2018 BUDGET PROPOSAL

As of 11/30/2017

Attached is the proposed 2018 Budget P&L statement, based on meeting with TJMG management and subsequent discussions.

NET INCOME/(LOSS) FROM OPERATIONS IS BUDGETED TO BE \$8,300 LOSS FUNDS WILL BE TRANSFERRED FROM THE OPERATIONS RESERVE ONLY IF NEEDED

Revenues of \$293,000 are expected to be 7.8% higher than 2017 budget and 1.5% higher than 2017 Forecast. Accounting for this increase are the following:

1. Common Fees increased \$16,800 to reflect Board approval of a \$50/quarter increase

The \$16,800 will be transferred to the Roof Replacement Reserve as approved by the Board at the October meeting

2. Interest income of \$1,000 represents the new CD's purchased with the moneys received from closing the Wilmington cash account
3. The budget anticipates 4 new owners (\$6,400) vs. the 3 budgeted \$2,400) in 2017

Expenditures of \$249,900 are expected to be 4.9% higher than 2017 budget and 14.1% higher than 2017 forecast.

1. Chimney Replacement costs of \$25,730 is \$18,430 higher than 2017 forecast. Reflects roof replacement schedule for 2018 -- 4 chimneys for 5E cluster. 1 of the 4 budgeted at \$12,000 to reflect ground to roof replacement
2. Contract Services represent the amounts included in the 3-year contract
3. Insurance was increased 12%, compared to 2017 forecast, at the recommendation of TJMG, to reflect anticipated increase costs due to natural disasters during 2017.
4. Chimney & Roof repairs was decreased 14% to prior year's budget and 18% higher than forecast.
5. Decks – From recent Board discussions, we decided to budget \$5,000, 67% higher than forecast.
6. Steps & Sidewalks – Used \$8,000 based on prior years expenses and anticipated conversion to pavers
7. General maintenance items of \$10,000 reflects an increase of 15% compared to 2017 budget of \$8,700
8. Tree Service – since the Board approved \$15,000 at the last meeting for tree removals, the group agreed to budget \$12,000 for tree service and \$3,000 for tree spraying/protection etc.
9. Club house expenses & improvements - budgeted \$2,000, a reduction of \$500 compared to prior year budget.

Funds Transferred to Roof Replacement Reserve - reflects Board approval to increase funds to the reserve by \$16,800

Roof Replacement Cost:

5E cluster roof to be replaced. Expenditure of \$37,000 was based on the actual costs for roof replacement of Cluster 9B in 2017.

The assumption was that gutter replacement costs would be absorbed by the residents.

2018 Budgeted Balance Sheet is also enclosed for review.

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD
 PROFIT & LOSS STATEMENT

2018 BUDGETS

GENERAL OPERATIONS P&L

	ACTUALS					FORECAST		BUDGET	
	2012	2013	2014	2015	2016	5 YR AVE.	2017	2018	
REVENUES									
Common Fees	\$ 268,800	\$ 268,800	\$ 268,800	\$ 268,800	\$ 268,800	\$ 268,800	\$ 269,200	\$ 285,600	
New Homeowner Fees	\$ 5,600	\$ 4,000	\$ 5,600	\$ 2,400	\$ 4,000	\$ 4,320	\$ 17,600	\$ 6,400	
Late Charge Income	\$ 525	\$ 675	\$ 775	\$ 445	\$ 750	\$ 634	\$ 1,450	\$ -	
Interest Income	\$ 730	\$ 1,310	\$ 1,190	\$ 780	\$ 870	\$ 976	\$ 250	\$ 1,000	
Other Income	\$ 500	\$ 300	\$ 425	\$ 200	\$ 100	\$ 305	\$ 150	\$ -	
Total Income	\$ 276,155	\$ 275,085	\$ 276,790	\$ 272,625	\$ 274,520	\$ 275,035	\$ 288,650	\$ 293,000	
CONTRACT SERVICES									
Grounds Maintenance	\$ 51,625	\$ 50,324	\$ 52,415	\$ 50,461	\$ 49,454	\$ 50,856	\$ 49,174	\$ 52,000	
Insurance	\$ 16,667	\$ 27,187	\$ 31,837	\$ 31,902	\$ 33,717	\$ 28,262	\$ 35,862	\$ 40,000	
Management Fees	\$ 11,400	\$ 11,400	\$ 11,856	\$ 12,330	\$ 12,823	\$ 11,962	\$ 12,823	\$ 12,870	
Snow Removal	\$ 19,214	\$ 20,103	\$ 19,290	\$ 20,715	\$ 19,592	\$ 19,783	\$ 19,493	\$ 22,000	
Trash Removal - TJMG	\$ 9,912	\$ 9,844	\$ 9,980	\$ 9,913	\$ 10,507	\$ 10,031	\$ 9,912	\$ 10,000	
Trash Removal - Waste Management	\$ 6,645	\$ 7,706	\$ 8,274	\$ 9,009	\$ 5,490	\$ 7,425	\$ 5,788	\$ 6,000	
Goose Management	\$ 4,104	\$ 4,253	\$ 10,800	\$ 4,320	\$ 5,184	\$ 5,732	\$ -	\$ -	
Total Contract Services	\$ 119,567	\$ 130,817	\$ 144,452	\$ 138,650	\$ 136,767	\$ 134,051	\$ 133,052	\$ 142,870	
Percent of Total Cost	51%	53%	59%	52%	58%	54%	61%	57%	
CHIMNEY & ROOF MAINTENANCE									
Chimneys - Repairs	\$ 9,409	\$ 13,528	\$ 832	\$ 1,660	\$ 1,740	\$ 5,434	\$ 7,000	\$ 13,000	
Roof Repairs	\$ 5,906	\$ 11,784	\$ 10,354	\$ 15,334	\$ 5,010	\$ 9,678	\$ 11,200	\$ 8,500	
Chimneys - Replacements	\$ 14,040	\$ 4,212	\$ 15,604	\$ 19,200	\$ 25,650	\$ 15,741	\$ 7,300	\$ 25,730	
Total Chimney & Roof Maintenance	\$ 29,355	\$ 29,524	\$ 26,790	\$ 36,194	\$ 32,400	\$ 30,853	\$ 25,500	\$ 47,230	
Percent of Total Cost	12%	12%	11%	13%	14%	13%	12%	19%	
MAINTENANCE & REPAIRS									
Lights	\$ 345	\$ 792	\$ 1,153	\$ 516	\$ 1,626	\$ 886	\$ 450	\$ 200	
Decks	\$ -	\$ 4,100	\$ -	\$ 2,581	\$ 5,137	\$ 2,364	\$ 3,000	\$ 5,000	
Painting & Siding	\$ 351	\$ -	\$ -	\$ 2,052	\$ 127	\$ 506	\$ 150	\$ 200	
Repair/Replace Steps/Sidewalks to Pavers	\$ 8,260	\$ 14,924	\$ 25,432	\$ 8,316	\$ 6,420	\$ 12,670	\$ 7,800	\$ 8,000	
Mailbox/paper box replacement	\$ -	\$ 11,249	\$ -	\$ -	\$ -	\$ 2,250	\$ -	\$ -	
Structure & Misc. Maint./Repairs	\$ 5,461	\$ 378	\$ 2,772	\$ 3,217	\$ 5,350	\$ 3,436	\$ 5,600	\$ 7,100	
Maintenance repairs by TJMG	\$ 886	\$ 307	\$ 1,317	\$ 1,988	\$ 2,681	\$ 1,436	\$ 2,500	\$ 2,500	
Total Maintenance & Repairs	\$ 15,303	\$ 31,750	\$ 30,674	\$ 18,670	\$ 21,341	\$ 23,548	\$ 19,500	\$ 23,000	
Percent of Total Cost	7%	13%	13%	7%	9%	10%	9%	9%	
CLUBHOUSE/RECREATIONAL EXPENSES									
Club House Expenses	\$ 1,091	\$ 4,361	\$ 1,611	\$ 1,051	\$ 765	\$ 1,776	\$ 500	\$ 1,000	

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD
 PROFIT & LOSS STATEMENT
 2018 BUDGETS

GENERAL OPERATIONS P&L

	ACTUALS					FORECAST		BUDGET	
	2012	2013	2014	2015	2016	5 YR Ave.	2017	2018	
Club House Improvements	\$ 700	\$ 4,487	\$ -	\$ 3,140	\$ 1,225	\$ 1,910	\$ -	\$ 1,000	
Social Events	\$ -	\$ -	\$ 224	\$ 203	\$ 393	\$ 164	\$ -	\$ 200	
Pool Repairs	\$ 22,134	\$ -	\$ -	\$ 28,080	\$ -	\$ 10,043	\$ -	\$ 1,000	
Pool Maintenance	\$ 14,511	\$ 14,846	\$ 9,884	\$ 6,529	\$ 8,930	\$ 10,940	\$ 7,200	\$ 7,500	
Utilities	\$ 7,570	\$ 8,151	\$ 8,444	\$ 8,119	\$ 7,102	\$ 7,877	\$ 5,800	\$ 7,500	
Total Clubhouse/Recreational Expenses	\$ 46,006	\$ 31,845	\$ 20,163	\$ 47,122	\$ 18,415	\$ 32,710	\$ 13,500	\$ 18,200	
Percent of Total Cost	20%	13%	8%	18%	8%	13%	6%	7%	
OTHER EXPENSES									
Legal & Accounting	\$ 350	\$ 2,126	\$ 3,688	\$ 10,095	\$ 1,075	\$ 3,467	\$ 350	\$ 1,000	
Tree Service	\$ 16,115	\$ 17,939	\$ 15,061	\$ 12,955	\$ 23,556	\$ 17,125	\$ 23,290	\$ 15,000	
Planting & Flowers	\$ 965	\$ 268	\$ 632	\$ 621	\$ 267	\$ 551	\$ 500	\$ 1,000	
Ponds & Stream Maintenance	\$ 3,676	\$ 725	\$ 455	\$ 1,358	\$ 939	\$ 1,431	\$ 500	\$ 500	
Taxes	\$ 1,627	\$ (77)	\$ 446	\$ 421	\$ 381	\$ 560	\$ 600	\$ 600	
Paving & Sealing Roads	\$ -	\$ -	\$ -	\$ -	\$ 756	\$ 151	\$ 1,000	\$ -	
Miscellaneous	\$ 1,905	\$ 2,897	\$ 1,540	\$ 2,251	\$ 1,696	\$ 2,058	\$ 1,260	\$ 2,000	
Total Other Expenses	\$ 24,638	\$ 23,878	\$ 21,822	\$ 27,701	\$ 28,670	\$ 25,342	\$ 27,500	\$ 19,600	
Percent of Total Cost	10%	10%	9%	10%	12%	10%	13%	8%	
TOTAL EXPENDITURES	\$ 234,869	\$ 247,814	\$ 243,901	\$ 268,337	\$ 237,593	\$ 246,503	\$ 219,052	\$ 250,900	
Net Income prior to funds transfer	\$ 41,286	\$ 27,271	\$ 32,889	\$ 4,288	\$ 36,927	\$ 28,532	\$ 69,598	\$ 42,100	
FUNDS TRANSFERRED TO ROOF REPLACEMENT RESERVE	\$ 34,297	\$ 34,893	\$ 34,775	\$ 34,360	\$ 34,405	\$ 34,546	\$ 33,600	\$ 50,400	
NET INCOME/(LOSS)	\$ 6,989	\$ (7,622)	\$ (1,886)	\$ (30,072)	\$ 2,522	\$ (6,014)	\$ 35,998	\$ (8,300)	

ROOF REPLACEMENT P&L

Roof Replacement Income	\$ 33,600	\$ 33,600	\$ 33,600	\$ 33,600	\$ 33,600	\$ 33,600	\$ 33,600	\$ 50,400
Interest Income, etc.	\$ 697	\$ 1,293	\$ 1,175	\$ 760	\$ 805	\$ 946	\$ 3,279	\$ 2,000
Funds Transferred	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Replacement Expenses	\$ 65,137	\$ 53,667	\$ 40,499	\$ 48,513	\$ 28,273	\$ 47,218	\$ 70,000	\$ 37,000
ROOF REPLACEMENT P&L	\$ (30,840)	\$ (11,774)	\$ (5,724)	\$ (14,153)	\$ 6,132	\$ (12,672)	\$ (33,121)	\$ 15,400
KIMRY MOOR TOTAL PROFIT & LOSS	\$ (23,851)	\$ (19,396)	\$ (7,610)	\$ (44,225)	\$ 8,654	\$ (18,686)	\$ 2,877	\$ 7,100
ROOF REPLACEMENT BALANCE SHEET	\$ 194,489	\$ 182,715	\$ 176,991	\$ 162,838	\$ 168,970	\$ 135,849	\$ -	\$ 151,249

**KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD
BALANCE SHEET**

For the years 2011 through 2018 BUDGET

	ACTUALS							FORECAST		BUDGET
	2011	2012	2013	2014	2015	2016	2017	2018		
ASSETS										
Replacement Reserve Funds										
Cash - Key Bank Checking	\$ -	\$ -	\$ -	\$ 250	\$ 250	\$ 15,864	\$ 19,679	\$ 33,079		
Cash - Vanguard	\$ 105,335	\$ 38,821	\$ 25,758	\$ 18,863	\$ 10,235	\$ -	\$ -	\$ -		
CD - Key Bank	\$ -	\$ -	\$ 26,740	\$ 26,704	\$ 26,704	\$ 26,704	\$ 27,611	\$ -		
CD - CFCU	\$ 52,326	\$ 52,672	\$ 52,705	\$ 52,942	\$ 53,261	\$ 53,716	\$ -	\$ -		
CD - CFCU	\$ -	\$ 35,328	\$ 35,328	\$ 35,709	\$ 35,888	\$ 36,186	\$ 37,101	\$ -		
CD - CFCU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,002	\$ -		
CD - Solvay Bank	\$ 67,668	\$ 67,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
CD - CFCU	\$ -	\$ -	\$ 42,184	\$ 42,523	\$ 36,500	\$ 36,500	\$ 36,456	\$ -		
CD - NEW IN 2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,170		
Total	\$ 225,329	\$ 194,489	\$ 182,715	\$ 176,991	\$ 162,838	\$ 168,970	\$ 135,849	\$ 151,249		
General Operations										
Cash - M&T Bank	\$ 26,350	\$ 29,637	\$ 37,898	\$ 24,373	\$ 20,476	\$ 32,295	\$ 66,971	\$ 57,671		
Cash - Wilmington Savings	\$ 95,261	\$ 86,945	\$ 78,261	\$ 87,773	\$ 64,790	\$ 64,855	\$ -	\$ -		
CD's Key Bank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,850	\$ 65,850		
Petty Cash - Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300		
Total	\$ 121,611	\$ 116,582	\$ 116,159	\$ 112,146	\$ 85,266	\$ 97,150	\$ 132,121	\$ 123,821		
Accounts Receivable	\$ -	\$ -	\$ 850	\$ 2,830	\$ 1,632	\$ 3,462	\$ 3,500	\$ 3,500		
TOTAL ASSETS	\$ 346,940	\$ 311,071	\$ 299,724	\$ 291,967	\$ 249,736	\$ 269,582	\$ 271,470	\$ 278,570		
CURRENT LIABILITIES										
General Operations										
Accounts Payable	\$ -	\$ -	\$ -	\$ 761	\$ -	\$ -	\$ -	\$ -		
Prepaid Common Fees	\$ 28,125	\$ 15,375	\$ 30,425	\$ 29,520	\$ 32,275	\$ 43,467	\$ 45,000	\$ 45,000		
Operations Reserve	\$ 50,761	\$ 50,761	\$ 50,761	\$ 50,761	\$ 50,761	\$ 50,761	\$ 50,761	\$ 50,761		
Total	\$ 78,886	\$ 66,136	\$ 81,186	\$ 81,042	\$ 83,036	\$ 94,228	\$ 95,761	\$ 95,761		
LONG-TERM LIABILITIES										
Replacement Reserve Funds										
Reserve Fund	\$ 225,329	\$ 194,489	\$ 182,715	\$ 176,991	\$ 162,838	\$ 168,970	\$ 135,849	\$ 151,249		
EQUITY										
Retained Earnings	\$ 36,666	\$ 43,456	\$ 43,445	\$ 35,823	\$ 33,934	\$ 3,862	\$ 3,862	\$ 39,860		
P&L for Year	\$ 6,059	\$ 7,689	\$ (7,622)	\$ (1,889)	\$ (30,072)	\$ 2,522	\$ 35,998	\$ (8,300)		
Total	\$ 42,725	\$ 51,145	\$ 35,823	\$ 33,934	\$ 3,862	\$ 6,384	\$ 39,860	\$ 31,560		
TOTL LIABILITIES & EQUITY	\$ 346,940	\$ 311,770	\$ 299,724	\$ 291,967	\$ 249,736	\$ 269,582	\$ 271,470	\$ 278,570		