

**KIMRY MOOR HOMEOWNERS' ASSOCIATION  
ANNUAL MEMBERSHIP MEETING  
WEDNESDAY, SEPTEMBER 13, 2023  
VIA ZOOM & IN PERSON, 7:00 PM  
DRAFT**

Board Members Present: P. Curtin, L. Kushner, J. Greenman, L. Crawford, J. Yanno, R. Greene, P. Haynor, B. Arnold and Keith Jones of TJMG Properties

**Opening Remarks:**

Pat Curtin welcomed the Homeowner's present and called the annual meeting to order at 7:10 PM. She then asked those present for a moment of silence to reflect on the passing of the residents that we lost this past year.

Barb Arnold completed a roll call and verified a quorum.

Pat Curtin asked for a motion to approve the minutes from the Annual HOA Board Meeting held on September 21, 2022. The motion was made, seconded and approved by a unanimous vote.

Pat Curtin wanted to thank the Committee Chairs for all their hard work throughout the year working within their budgets to help stabilize our finances.

The Board is asking for volunteers to join the committees. Some of our current committee members are already on multiple committees. We need to even out the work load and add other skills sets to the committees.

**President's Report:** Thanked all committee and Board members. Introduced Keith Jones of TJMG Properties. THE HOA's Financial stability in much better shape now than in previous years. Will be work on next roof replacement plan next. If anyone is interested in wanting to be on committee let TJMG know.

**Treasurer's Report:** Laurie Kushner gave her annual report (copy attached).

**Property Manager's Annual Report:** Keith Jones reminded residents to contact TJMG properties office for all questions/concerns – either by email, mail or phone. Residents were thanked for helping with the monthly landscape pick-ups.

**Annual Committee Reports:**

**Grounds and Swale:** Linda Crawford gave the committee's annual report (copy attached).

**Tree and Garden:** Joan Yanno gave the committee's annual report (copy attached).

**Maintenance:** Ed Dera gave the committee's annual report (copy attached).

**Roofs and Chimneys:** Jay Bayanker gave the committee's annual report (copy attached).

**Insurance:** Linda Crawford gave the committee's annual report (copy attached).

**Contract and Legal:** Joe Greenman gave the committee's annual report (copy attached).

**By-Laws:** Committee's annual report is attached.

**Pool:** Richard Greene gave the committee's annual report (copy attached).

**Financial Review:** Claude Pilon's report for 2022 (copy attached).

**Clubhouse:** Barb Arnold reviewed the committee's annual report (copy attached).

### **ELECTION OF NEW BOARD MEMBERS BY HOMEOWNERS**

The presence of, or proxies from, one homeowner from each of at least 21 units, constitutes a quorum necessary to transact business. The secretary verified that there were 44 units represented at the Annual Meeting either in attendance or by proxy.

Janet McLoughlin, the Nominating Committee Chair, provided the homeowners with a list of current members of the Board of Directors, including the date when their current term is completed.

|                             |                |
|-----------------------------|----------------|
| Treasurer-Laurie Kushner    | Term ends-2023 |
| Board member-Paula Haynor   | Term ends-2023 |
| Board member-Linda Crawford | Term ends-2024 |
| Secretary-Barbara Arnold    | Term ends-2024 |
| Board member-Richard Greene | Term ends-2024 |
| President-Pat Curtin        | Term ends-2025 |
| Vice President-Joe Greenman | Term ends-2025 |
| Board member-Joan Yanno     | Term ends-2025 |

The committee chair announced that the terms of two Board members would end on December 31, 2023. (Laurie Kushner, Paula Haynor) and there is also one open position due to a vacated seat. The committee chair then announced that the committee received three applications to fill these vacancies: Laurie Kushner, Barbar Dubnoff, Jane Yao. **A motion was made, seconded and approved to elect these homeowners to the Kimry Moor HOA Board of Directors by acclamation. Their terms to commence on January 1, 2024.**

**Open Community Forum:** Several people asked questions of the Board.

A motion was made, seconded and approved to adjourn the 2023 Annual Meeting.

Respectfully submitted,  
Keith Jones  
TJMG Properties