

**Kimry Moor Homeowners Association**  
**Board of Directors' Meeting**  
**January 26, 2022**  
**Via Zoom, 4:30 pm**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, J. McLoughlin, L. Crawford, J. Yanno, P. Haynor, Richard Greene, and Kathryn Wolff of TJMG Properties.

**1. PRESIDENT'S OPENING REMRKS:**

- a. Welcome new Board Members: Barb Arnold and Richard Greene.
- b. We will continue to hold meetings via Zoom during the surge of the Covid pandemic.
- c. During our last meeting TJMG had to leave the meeting early, therefore ending the meeting for all those in attendance. There was a discussion regarding the need for Kimry Moor to have their own zoom account. Upon review of this with Kathryn, this was an unusual occurrence and this would rarely happen. The Board will continue to use TJMG's zoom account at this time.
- d. Board members were asked if they feel the start time of the meeting should be changed to a later time allowing more members to attend. After a brief discussion, it was determined that we would begin the future meetings at 6:30 p.m.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the Minutes of the November Board of Directors. **A motion was made, seconded and approved to accept the November 2021 Board of Directors meeting minutes. (6-0 in favor)**

**3. RESIDENT COMMENTS:**

- a. Residents are allowed to speak at the beginning of each Board meeting. They will have 3 minutes each to speak. Speakers will be scheduled by prior request and topic. No requests were received prior to today's meeting, so we will have no speakers.

**4. NOMINATION and APPROVAL:**

- a. Pat Curtin previously sent the Board members a list of a list of Officers, Board of Directors and Committee Chairs. **A motion was made, seconded and approved to accept the nominations of Committee Chairs and the partial committee members. (7-0 in favor)**

## **5. SECRETARY'S REPORT:**

None.

## **6. TREASURER'S REPORT:**

- a. Pat Curtin presented the December Financial Report, Balance Sheet, Profit & Loss Statement, Check Register, Work Order and Bank Reconciliation. **A motion was made, seconded and approved to accept the December 2021 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register and M&T Bank Reconciliation.**
- b. Pat Curtin reported that there have been **two electronic votes** taken since the November 17, 2021 meetings.

November 18<sup>th</sup>, OCWA \$1,436 (Quarterly water bill) **(9-0 in favor)**

November 25<sup>th</sup>, Custom Quality \$325 (Repair roof #705) **(8-0 in favor)**

- c. Pat Curtin reported that she spoke to the CPA who does the HOA tax return, and she said the actions we took earlier this year are enough. The IRS is so far behind, it will be a while until we get a response. We do not have to file a second tax return for 2021 for the extra ID#. (Item open)
- d. Pat Curtin stated that when the 2022 Budget was passed in November, there was \$11,000 identified to start building a general reserve. She is requesting approval to open a savings account or CD at Key Bank. This would allow us to set aside \$2,750 per quarter to begin that reserve. **A motion was made, seconded and approved to open a savings account at Key Bank. (8-0 in favor)**
- e. The December financial reports are attached.

## **7. COMMITTEE REPORTS:**

### **Insurance Committee Report:**

- a. Report attached.

### **Grounds Committee Report:**

- a. Report attached.

### **Welcome Committee:**

- a. Report attached.

### **Maintenance Committee:**

- a. Report attached.

### **Pool Committee Report:**

- a. Report attached.

### **Tree and Garden Report:**

- a. If there are any immediate or dangerous situations with large tree branches/limbs due to inclement weather, please notify Kathryn at TJMG Properties.

### **Contract Committee Report:**

- a. Pat Curtin reported that the Waste Management contract is up for renewal in February. Last year Rick Bruner began working on the issues of work being done or not being done within the contract with TJMG Properties. The Committee will be picking up where Rick left off continuing with the unresolved work.

### **Roof and Chimney Committee:**

- a. Claude Pilon reported that Kevin Gill of Masonry Restorations & Hardscape Design, has notified the committee that he is available for the summer months. He requested an advance of \$2,000 that will guarantee his availability to Kimry Moor during the months of June and July for chimney repairs. **A motion was made, seconded and approved to Cut Kevin Gill a check for \$2,000. (8-0 in favor)** The committee will have him evaluate the clubhouse chimney in the future.
- b. Claude Pilon reported that work needs to be done on the roof leak at Unit 815. For now, the roof needs to be tarped. The cost will be \$325. **A motion was made, seconded and approved to tarp the roof for \$325. (8-0 in favor)**
- c. Report attached.

### **8. OLD BUSINESS:**

Lot Line Adjustment: Awaiting any additional requirements from the Onondaga County Health Department or the City of the Syracuse Department of Engineering. Ad-Hoc Legal Committee to finalize in 2022. Jan 2022: Map has been filed. Waiting for copies. (Item Open)

Unit 907: Pipe from 903 and 905 buried by INTEX in front of 907 (Item Closed)

Pool: The Operations Manager from Tarson pools gave a quote for repair of the pool and painting needs to be done so the pool can be used next spring. Painting needs to be done every 9-12 years. The quote for both is approximately \$9,000 dollars. (approx. \$1,000 for repair, and \$8,000 for painting) Need a new contract for the upcoming year for maintenance and chemicals. (Item Open)

Chair Stair Lift: The chair lift was inoperative and had to be repaired and a part is on order to make a permanent fix. (Item Open)

Stumps: All stumps have been removed. Awaiting seeding. (Item Open)

IRS Clarification: No news from the IRS on the fact that duplicate accounts were established for Kimry Moor. (Item Open)

Meeting with TJMG: R Bruner met with Keith Jones and discussed several of the items to include the letter of concerns submitted by members the Board. Contract Committee will continue this unresolved work in 2022. (Item Open)

Flag Pole/Street Lights: The flag has been taken down as it is not illuminated at night and protocol requires that it be lighted. Three street lights are now not illuminated. Item to be addressed by Maintenance Committee in 2022. (Item Open)

#### **9. NEW BUSINESS:**

None.

#### **10. NEXT MEETINGS:**

- a. The February Board Meeting will be held on Wednesday, February 23, 2022 at 6:30 PM.
- b. Future meeting dates:
  - March 23, 2022
  - April 27, 2022
  - May 25, 2022

#### **11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the January 26, 2022 Board Meeting.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

BALANCE SHEET

AS OF DECEMBER 31, 2021

	CD Rate	Maturity Date	DECEMBER Balance 2020	DECEMBER Balance 2021	Variance to Prior Year Increase/(Decrease)	COMMENTS
<b>ASSETS</b>						
<b>General Operations</b>						
Cash - M&T Bank			\$ 52,366	\$ 40,869	\$ (11,497)	Bank Stmt & Recon posted on the Portal
Petty Cash - Clubhouse			300	300	-	
CD - Key Bank	0.00%		15,857	-	(15,857)	Transferred to roof reserve in March
Emergency Reserve - Key Bank CD			-	-	-	
Total Cash for General Operations			\$ 68,523	\$ 41,169	\$ (27,354)	
<b>Roof Replacement Reserve Funds</b>						
Cash - Key Bank Checking			\$ 47,607	\$ 132	\$ (47,475)	Bank Stmt & Recon posted on the Portal
Prepaid Taxes - CPA			\$ -	\$ -	-	
Accounts Receivable - Common Fees			-	-	-	
Accounts Receivable - Billings			32	25	(7)	All residents paid-in-full in November.
Accounts Receivable - New Homeowners			-	-	-	
<b>TOTAL ASSETS</b>			<b>\$ 116,162</b>	<b>\$ 41,326</b>	<b>\$ (74,836)</b>	
<b>CURRENT LIABILITIES</b>						
<b>General Operations</b>						
Accounts Payable			\$ 2,921	\$ 15,510	\$ 12,589	
Prepaid Fees			49,979	34,361	(15,618)	
Total			\$ 52,900	\$ 49,871	\$ (3,029)	
<b>EQUITY</b>						
Roof Replacement Reserve Funds			\$ 47,607	132	\$ (47,475)	Units 401-03-05-07 & 402-04, & 301-03-05, done and paid. (11 units)
Emergency Reserve			-	-	-	
Retained Earnings			15,655	(256)	(15,911)	
Adjustments to Retained Earnings				(23,700)	(23,700)	Moved Last Year Balance and \$9,500 from Expected Operating Funds to Roof Reserve
P&L Year-To-Date				15,279	15,279	
Total			\$ 63,262	\$ (8,545)	\$ (71,807)	
<b>TOTL LIABILITIES &amp; EQUITY</b>			<b>\$ 116,162</b>	<b>\$ 41,326</b>	<b>\$ (74,836)</b>	
Accounts Receivable = residents who are behind in payment of common fees						
Prepaid Fees = residents who have paid common fees in advance; e.g. paid for the year						

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 DECEMBER 31, 2021

	ACTUALS FOR DECEMBER		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	
<b>GENERAL OPERATIONS</b>					
<b>REVENUES</b>					
Common Fees		\$ 302,400	\$ 302,400	\$ 302,400	All paid in full in November
New Homeowner Fees	2,000	6,000	6,000	8,000	
Late Charge Income		550	500	200	
Interest Income - Regular Operations		1	-	100	
Other Income			-	100	
<b>Total Income</b>	<b>\$ 2,000</b>	<b>\$ 308,951</b>	<b>\$ 308,900</b>	<b>\$ 310,800</b>	
<b>CONTRACT SERVICES</b>					
Grounds Maintenance -- Lawn	\$ 4,691	55,150	\$ 55,124	\$ 54,920	
Insurance		41,811	41,811	41,400	
Property Management Fees	1,204	14,095	14,086	14,445	
Snow Removal	2,108	24,777	24,778	24,672	
Pool Care and Chemicals		8,504	8,500	7,000	Over budget chemicals
Trash Removal - TJMG	780	9,170	9,166	9,123	
Trash Removal - Waste Management	671	7,970	8,100	8,000	
<b>Total Contract Services</b>	<b>\$ 9,454</b>	<b>\$ 161,477</b>	<b>\$ 161,565</b>	<b>\$ 159,560</b>	
<b>CHIMNEY &amp; ROOF MAINTENANCE</b>					
Roof Repairs & Maintenance	\$ 450	\$ 4,697	4,000	\$ 4,300	
Chimney Repairs	\$ -	\$ 10,270	10,500	8,000	
<b>Total Roof &amp; Chimney Maint.</b>	<b>\$ 450</b>	<b>\$ 14,967</b>	<b>\$ 14,500</b>	<b>\$ 12,300</b>	
<b>GENERAL MAINTENANCE &amp; REPAIRS</b>					
Lights Purchased, Repairs & Maint.		\$ 681			
Painting & Siding		525			
Repair/Replace Steps/Sidewalks to Pavers		2,965			
Mailbox/paper box replacement	98	623			
Maint./Repairs - TJMG Properties					
Structure & Misc. Maint./Repairs		3,958	\$ -	-	
<b>Total Gen. Maint. &amp; Repairs</b>	<b>\$ 98</b>	<b>\$ 8,752</b>	<b>\$ 9,000</b>	<b>\$ 17,500</b>	\$6,000 moved to roof reserve in August



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 DECEMBER 31, 2021

ACTUALS FOR DECEMBER		TOTAL YEAR		COMMENTS
MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**GENERAL OPERATIONS - Continued**

**CLUBHOUSE/RECREATIONAL EXPENSES**

Social & Clubhouse Expenses		\$ 710	800	\$ 1,400	
Clubhouse Improvements	-	-	-	1,000	
Clubhouse Repairs & Maint.		907	1,000	-	
Pool Repairs		864	900	2,000	
Pool Maintenance		536	500		Moved \$7,000 for Stiles Contract to Contract Services
Water - Pool		2,762	2,700	2,600	
Water - Clubhouse		142	200	200	
Other Utilities - Elec, Phone, Internet	285	5,865	5,800	5,500	
<b>Total Clubhouse/Recreational Exp.</b>	<b>\$ 285</b>	<b>\$ 11,786</b>	<b>\$ 11,900</b>	<b>\$ 12,700</b>	NGrid higher than usual in summer. Internet 5 mos.

**GROUNDS EXPENSES**

Tree Service & Garden Maint.	\$ 82	\$ 22,983	\$ 24,000	\$ 24,000	
Planting & Flowers	-	817	850	500	
Grounds Maint. - HOA	800	2,359	3,625	5,000	
Ponds & Stream Maintenance		7,886	8,340	12,340	
Energy Cost for street lighting	-	1,200	1,200	1,320	
<b>Total Grounds Expenses</b>	<b>\$ 882</b>	<b>\$ 35,245</b>	<b>\$ 38,015</b>	<b>\$ 43,160</b>	Includes swales at 100's, 200-400's. Some pond maint. \$3,000 moved to roof reserve. 10 units at @ \$120

**OTHER EXPENSES**

Legal & Accounting	\$ -	\$ 545	\$ 600	\$ 4,000	
Taxes, etc.		26	200	300	
Miscellaneous	330	1,074	1,000	1,380	
<b>Total Other Expenses</b>	<b>\$ 330</b>	<b>\$ 1,645</b>	<b>\$ 1,800</b>	<b>\$ 5,680</b>	Moved \$1,320 to Street Lighting
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 11,499</b>	<b>\$ 233,872</b>	<b>\$ 236,780</b>	<b>\$ 250,900</b>	

**REGULAR OPERATING PROFIT & LOSS**

	\$ (9,499)	\$ 75,079	\$ 72,120	\$ 59,900	Total of 17 checks written during December Forecast positive variance of \$10,000 as of the end of September. \$9,500 moved to roof reserve.
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Funds Transferred from Common Fees		(59,800)	(59,800)	(59,800)	
Funds transferred from Operating Budget		(9,500)	(9,500)		Moved from Operating Forecast per August Board Mtg
Interest Income - Emergency Reserve	\$ -	1	-	(100)	
<b>Total Funds Transferred</b>	<b>\$ -</b>	<b>\$ (69,299)</b>	<b>\$ (69,300)</b>	<b>\$ (59,900)</b>	

**NET OPERATIONAL PROFIT & LOSS**

	\$ (9,499)	\$ 5,780	\$ 2,820	-	Monthly/YTD Excess Income over (under) Expenses
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KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 DECEMBER 31, 2021

ACTUALS FOR DECEMBER		TOTAL YEAR		COMMENTS
MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**ROOF REPLACEMENT FUND (CAPITAL ACCOUNT)**

<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE (as of 1/1/2021)</b>	\$ 47,607	\$ 47,607	\$ 47,607	\$ 47,607	
Funds Transferred to Roof Replacement Reserve		59,800	\$ 59,800	\$ 59,800	Budgeted 4 quarters of common fees to reserve
Additional Funds Transferred from Retained Earnings		23,700	\$ 23,700		Excess from 2020 and forecasted 2021
Other Replacement Income		15,859	\$ 15,859		Transferred from Key Bank CD in March
Expenditures	\$ 5	(146,834)	\$ (146,834)	\$ (103,700)	Units 401-03-05-07 and 402-04 and 301-03-05 and 406-08 Done
<b>NET ROOF REPLACEMENT GAIN OR (LOSS) TO THE FUND</b>	<u>\$ 5</u>	<u>\$ (47,475)</u>	<u>\$ 132</u>	<u>\$ (43,900)</u>	

<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE</b>		<u>\$ 132</u>	<u>\$ 132</u>	<u>\$ 3,707</u>
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<b>KEY BANK CASH BALANCE</b>	\$ -	\$ 132	\$ 132	\$ 3,707
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		5,780		
		9,500		
		<u>15,280</u>	to Bal Sheet	

Insurance Committee Report  
January 26, 2022

A request has been sent to John J Grimaldi for renewal policies costs for 2022-2023. The policy has been put out to bid with One Group, The Carpenter Agency, Grimsley Agency and The Miller Agency. They have until 7<sup>th</sup> of February to submit their quotes for the insurance committee's review. The board will review at that time and make a recommendation based on the quotes. Policy renewal is due at the end of February.

Respectfully,  
Linda Crawford  
Insurance Committee Chairman

Grounds Committee Report  
January 26, 2022

- Unit 907 Drainage pipe was buried and gutter water diverted away from homeowner's driveway by Intex services. This completes this ongoing open project
- Unit 809 Reported a low area/depression next to their home, TJMG will monitor
- Unit 805 Reported excessive ice on their cul de sac road during the ice storm earlier this month. TJMG to pay extra attention to the cul de sac areas during weather incidents in the future.

Committee will meet in March with TJMG to map out spring projects.

Respectfully,  
Linda Crawford  
Grounds Committee Chairman

Welcome Committee Report  
January 26, 2022

**Nancy Skahen 813 Kimry Moor** received a Welcome Packet with information about the community. Unfortunately, because of timing, the packet was left at her home with a phone message to contact me if she had questions.

Laurie Kushner welcomed the new owners of **905 Kimry Moor (Nitzberg/Fish)** and discussed all the pertinent issues that they should know related to moving into the community.

Thank you, Kathryn for sending me the names of new Kimry Moor residents once the unit closes. This is especially helpful when I am away from the community as I can have one of the other committee members available to meet with the new homeowner.

Respectfully submitted,  
Linda Shapess  
Welcome Committee Chairman

KIMRY MOOR HOMEOWNER'S ASSOCIATION

MAINTENANCE COMMITTEE REPORT

JANUARY 26, 2022

The Maintenance Committee received the following Work Orders from 2021 that will be done by Greg Cohen or another contractor during 2022 -

Unit 203 - Paint garage door

Unit 301 - Parking

Unit 303 - Power washing

Unit 304 - Paint front door with KM color

Unit 402 - Power washing

Unit 404 - Power washing

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 505 - Paint wood trim around window (NOT CONFIRMED)

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 603 - Power washing

Unit 604 - Power washing

Unit 607 - Power washing

Unit 609 - Paint front door dent (NOT CONFIRMED)

Unit 702 - Power washing



Unit 704 - Power washing

Unit 707 - Power washing

Unit 823 - Paint garage door trim

Unit 827 - Paint garage door trim

Unit 905 - Power washing

Clubhouse - Update exterior lighting & power washing

Street Lights - Rewiring of street light across from Unit 907 and flag pole

The Maintenance Committee was informed by TJMG that they had received an e-mail from Unit 204 that there was damage to the front of her garage. Greg Cohen viewed the damage, noted that the gasket strip had come loose, and repaired same.

Please be aware that Greg Cohen will be on vacation until April 1st, so no work will begin until after that date. Emergency repairs will be done by TJMG or another contractor.

Richard J. Greene  
Chair, Maintenance Committee

# KIMRY MOOR HOMEOWNER'S ASSOCIATION

## POOL COMMITTEE REPORT

JANUARY 26, 2022

Last year, the Pool Committee received a quote from Tarson Pools to repair the pool. Initially, the work was to begin in the fall of 2021, but due to weather the Work was not done.

Contact was made with Phil Wolfe who confirmed that Tarson's quote (\$8,856.00) was still valid, and he expects the Work to begin as soon as the weather permits (probably in late March).

The Work will include the cutting out and patching up to 10 square feet of pool surface; acid washing the entire pool surface to clean and prep for painting; applying 1 coat epoxy primer to entire pool; and pressure testing all lines.

Ron Murca and Judy Granastein have agreed to be on the Pool Committee for the 2022 season.

Richard J. Greene  
Chair, Pool Committee

# ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

## JANUARY 26, 2022, BOARD MEETING

### CHIMNEY INFORMATION:

Kevin Gill has notified the committee that he is available for the summer months. He requested an advance of \$2,000 that will guarantee his availability to Kimry Moor during the months of June and July. You may recall that in the committee's August 2021 report to the Board, Kevin identified chimney work needed on 15 units amounting to \$22,800. The 2022 budget is \$10,000. We expect to spend the budgeted amount. **Requesting advance payment of \$2,000 to contract with Kevin Gill for chimney repairs during 2022.**

### ROOF INFORMATION:

- **Roof Issue – unit 610** Greg Cohen requested Custom Quality check ceiling and roof for possible leaks. Owner noticed rippling and cracked ceiling near the kitchen. Custom Quality will investigate during the first week of February. **Roof replaced in 2018**
- **Roof Leak – unit 815** January 3rd event. Water damage to the ceiling. From garage Greg Cohen checking the inside of the roof, noticed wet spots on the plywood. Custom Quality investigated and found a leak in the roof valley. The plywood needs to be replaced. For now, I approved placing a tarp over the roof area. **Cost was \$325. Requesting Board approval.** Work will be scheduled in the Spring. **Roof replaced in 2011,**
- **Roof Leak – unit 705** – November 16th. Additional leaks in kitchen, bedroom found. Custom Quality inspected roof, recommended tarp over winter months. **On 11/29 the Board approved placing a trap over the roof – cost was \$325. Roof replaced in 2002.**
- **Possible Roof Leak – unit 523** – small leak in bedroom ceiling. Roofing Guys investigated and sealed area. Upon further review, Greg Cohen discovered a significant beehive that caused the damage to the ceiling. Any charges were billed to the owner. **Roof replaced in 2019.**
- **Roof Leak – unit 201** – Leak near lighting; Custom Quality notified. **Roof replaced in 2014.**
- **Roof Leak – unit 201** - Second leak near a skylight. Custom Quality sealed the base of the chimney.
- **Roof Edging coming down – unit 902** – notified Custom Quality on 11/29. Custom Quality reinstalled edging. **Cost was \$125. Requesting Board approval.** **Roof replaced in 2017.**

**In December, the committee requested quotes from Custom Quality and J.Lindsley Roofing for replacing roofs for 701, 703, 705, 707 and 605, 607, & 609. The 2022 budget assumed replacing the roofs on 605, 607 & 609 units only. The committee will meet in February to discuss options to obtain sufficient funds to replace the roofs for the 6C and 7A cluster.**

Submitted by Roof Replacement, Repair and Funding Committee

(Claude P, Pat C, Morris T, John C)

**Kimry Moor Homeowners Association**  
**Board of Directors' Meeting**  
**February 23, 2022**  
**Via Zoom, 6:30 pm**  
**Final copy**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, J. McLoughlin, L. Crawford, J. Yanno, P. Haynor, Richard Greene, and Kathryn Wolff of TJMG Properties.

**1. PRESIDENT'S OPENING REMRKS:**

- a. We will continue to hold meetings via Zoom during the surge of the Covid pandemic. The location of the March meeting will be announced with that agenda. Next month may determine if we go back to dual meetings on Zoom and in the Clubhouse again.
- b. The Board would like to hear more from residents, so a Resident Comment section will be added to the beginning of each meeting's agenda. Speakers will be scheduled by prior request and topic.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the Minutes of the January Board of Directors meeting. **A motion was made, seconded and approved to accept the January 2022 Board of Directors meeting minutes. (8-0 in favor)**

**3. RESIDENT COMMENTS:**

- a. No requests were received prior to today's meeting, so we will have no speakers.

**4. NOMINATION and APPROVAL:**

- a. Pat Curtin previously sent the Board members a list of a list of Officers, Board of Directors and Committee Chairs and received great responses from the Committee Chairs. The Committees have all been staffed, except for Budget and Maintenance. When a new Treasurer is elected, that person can staff the Budget Committee. Richard Greene will continue to look for Committee members for the Maintenance Committee when he returns to Fayetteville. John Cooper reported via email that Rick Bruner will be added to the Nominating Committee. **A motion was made, seconded and approved to accept the list of Officers, Board of Directors and Committee Chairs. (8-0 in favor)**

**5. SECRETARY'S REPORT:**

- a. Barb Arnold reported no correspondence or losses of members.

**6. TREASURER'S REPORT:**

- a. Pat Curtin presented the January 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register, Work Order and Bank Reconciliation. **A motion was made,**

**seconded and approved to accept the January 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register and M&T Bank Reconciliation. (8-0 in favor)**

- b. Pat Curtin reported that she will be going to Key Bank tomorrow to set up the Emergency Reserves Savings Account depositing the first quarter of \$2,750.
- c. Pat Curtin reported that there have been **three electronic votes** taken since the last meeting.

January 31<sup>st</sup>, National Grid \$384.22 (Electric bill) **(8-0 in favor)**

February 9<sup>th</sup>, Ianuzi and Romans \$2,000 (CPA) **(8-0 in favor)**

February 15<sup>th</sup>, Ray Colton \$390.72 (Reimburse for Just Host Website 36 month renewal. **(8-0 in favor)**)

- d. Pat Curtin reported that she just received February invoices for National Grid (Electric) in the amount of \$407 and John J Grimaldi Associates (Umbrella insurance) in the amount of \$1,744 and is asking for the Boards approval to pay these invoices. **A motion was made, seconded and approved to pay the two invoices. (8-0 in favor)**
- e. Pat Curtin stated that Board needs a new Treasurer to fill the Treasurer's position for 2022. Please let her know if you have any candidates.
- f. The January financial reports are attached.

**7. PROPERTY MANAGER'S REPORTS:**

- a. TJMG Properties would like to remind homeowners that Trash pick-up is on Monday's after 11:00 a.m. Please be sure to have all your trash and recycling out before 11:00 a.m.
- b. If any homeowners have removed their plow stakes, they must be put back in immediately. We are scheduled to have storm with accumulating snow this weekend. TJMG Properties will remove the plow stakes when they are no longer needed.
- c. TJMG Properties would like to make the homeowners aware that we usually have 7 crew members doing the plowing and shoveling. We are currently working with only 4. We may be a little behind with the shoveling, but will do it as quickly as possible. Our goal is to have everyone in their homes by 5:00 p.m.

Laurie Kushner was sent an email list of the homeowners to better communicate any delays in the shoveling. The Board has some concerns going forward with TJMG Properties having so few employees to handle the work.

**COMMITTEE REPORTS:**

Pat Curtin would like to remind all Committee Chairman to get their reports to the entire Board and to Kathryn Wolff prior to the Board of Directors meeting.

### **Clubhouse Committee Report:**

- a. Report attached.

### **Insurance Committee Report:**

- a. Report attached.
- b. **Linda Crawford reviewed the insurance policy that had previously been approved by electronic vote. The Board discussed the change in the deductible amount. Linda will send a letter out to our residents explaining the change.**

### **Maintenance Committee:**

- a. Report attached.

### **Pool Committee Report:**

- a. Report attached.
- b. **Pool work is to begin end of March weather permitting.**

### **Tree and Garden Report:**

- a. Report attached.
- b. **Walk through with some companies coming up. Brainstorming with committee to start.**

### **Contract Committee Report:**

- a. Pat Curtin reported that the Waste Management renewal contract has been signed with a 1% savings over the previous contract.
- b. **Meeting with TJMG to be set discuss work not complete as contracted**

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed the need for a possible bank loan to complete the needed roof repairs and replacements. Pat Curtin will go back to the bank to get loan options with figures for \$45,000-\$75,000 for the Board to review to complete the roof clusters needed.
- b. Report attached.

### **8. OLD BUSINESS:**

Lot Line Adjustment: Awaiting any additional requirements from the Onondaga County Health Department or the City of the Syracuse Department of Engineering. Ad-Hoc Legal Committee to finalize in 2022. Jan 2022: Map has been filed. Waiting for copies. (Item Open)

Pool: The Operations Manager from Tarson pools gave a quote for repair of the pool and painting needs to be done so the pool can be used next spring. Painting needs to be done every 9-12 years. The quote for both is approximately \$9,000 dollars. (approx. \$1,000 for repair, and \$8,000 for painting) Need a new contract for the upcoming year for maintenance and chemicals. (Item Open)

Chair Stair Lift: The chair lift was inoperative and had to be repaired and a part is on order to make a permanent fix. (Item Open)

Stumps: All stumps have been removed. Awaiting seeding. (Item Open)

IRS Clarification: No news from the IRS on the fact that duplicate accounts were established for Kimry Moor. (Item Open)

Meeting with TJMG: In 2021 R. Bruner met with Keith Jones and discussed several of the items that were in the letter of concerns submitted by members the Board. Contract Committee met and will schedule another meeting with TJMG management in March. (Item Open)

Flag Pole/Street Lights: The flag has been taken down as it is not illuminated at night and protocol requires that it be lighted. Three street lights are now not illuminated. Item to be addressed by Maintenance Committee in 2022. (Item Open)

## **9. NEW BUSINESS:**

- a. The Board reviewed the current New York State requirements for masking. Any Kimry Moor sponsored event would require masks to be worn. They feel very strongly that in order to protect the members most vulnerable that masks must be required to be worn in the Clubhouse until further notice. **A motion was made, seconded and approved for masks to be required/worn in the Clubhouse until further notice. (8-0 in favor)** A notice will be sent to the homeowners and be posted in the Clubhouse.

## **10. NEXT MEETINGS:**

- a. The March Board Meeting will be held on Wednesday, March 23, 2022 at 6:30 PM.
- b. Future meeting dates: April 27, 2022 May 25, 2022

## **11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the February 23, 2022 Board Meeting.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager TJMG Properties

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
March 23, 2022  
Via Zoom, 6:30 pm  
Final COPY**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, J. McLoughlin, J. Yanno, P. Haynor, Richard Greene, and Kathryn Wolff of TJMG Properties.

**EXCUSED:** L. Crawford

**1. PRESIDENT'S OPENING REMRKS:**

- a. Should the Board meetings go back to combination of in-person and ZOOM meetings? If so, what should the masking guidelines at the Clubhouse be during the meetings? After a brief discussion, **a motion was made, seconded and approved to go back to dual meetings on Zoom and in the Clubhouse again and it is strongly suggested that masks be worn while in the Clubhouse and during the meetings. (6 in favor, 1 abstained)**
  
- b. We still have a need for one more Board member. The By-Laws state that no one can hold two officer positions at one time. Due to the emergency generated on December 1, 2021, Pat Curtin agreed to become President. However, after almost 4 months, no one has stepped up to be Treasurer. It is not feasible for her to be both President and Treasurer much longer. The additional person on the Board can allow an existing Board member or the new person to become an officer. A timeline should be established for resolving this issue for the remainder of the year. (Item open)

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the Minutes of the February Board of Directors meeting. Due to a discrepancy, the approval of the February minutes will occur during the April Board of Directors meeting. (Item open)

**3. RESIDENT COMMENTS:**

- a. No requests were received prior to today's meeting, so we will have no speakers.

**4. NOMINATION and APPROVAL:**

- a. The Nomination Committee would like to add 1 member to the Committee, Linda Shapess. The By-Laws Committee would like to add Laurie Kusher. **A motion was made, seconded and approved to add both Laurie and Linda to the respective committees. (7-0 in favor)**

**5. SECRETARY'S REPORT:**

- a. Barb Arnold reported no correspondence or loss of members.



## **6. TREASURER'S REPORT:**

- a. Pat Curtin presented the February 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register, Work Order and Bank Reconciliation. **A motion was made, seconded and approved to accept the February 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register and M&T Bank Reconciliation. (7-0 in favor)**
- b. The February financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

- a. TJMG Properties would like to remind homeowners to not pull the plow stakes. They need to be left where they are until TJMG Properties removes them accordingly. It will be in the 20's this weekend with forecasted snow fall. Pat Curtin asked that TJMG Properties send an email regarding this to the homeowners.
- b. Plow damage repair will begin later next week, weather permitting.
- c. TJMG Properties is awaiting a date for the spring walk around from the Grounds Chairman.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed the repair work and roof replacements options along with the loan information received from M&T bank. He also stated that 4 people in the neighborhood have come forth offering to loan the HOA money to complete the needed work. 1-year loans would be paid back at 4% interest and 2-year loans would be paid back at 6% interest. **A motion was made, seconded, and after discussion, approved to borrow up to \$75,000 from people in the neighborhood at 4%. (6-1 in favor)** Legal documents will be drawn up for those loaning the HOA money. Claude had also spoken with Custom Quality regarding the replacement of the Clubhouse roof. They are willing to replace the roof for \$10,000. **A motion was made, seconded and approved to replace the clubhouse roof for \$10,000. (7-0 in favor)**
- b. Reports attached.

### **Clubhouse Committee Report:**

- a. The chair lift has been repaired and is operable, but now has a broken handle.
- b. We have received several requests for use of the clubhouse. The website paperwork to use the clubhouse is very out dated. The committee will be updating the paperwork for the Boards review.

### **Insurance Committee Report:**

- a. Report attached.

### **Maintenance Committee:**

- a. Richard Greene reported there was a cost correction to the repair of the clubhouse chair lift for \$292.50. **A motion was made, seconded and approved for the expense of \$292.50. (7-0 in favor)** Greg Cohen will take a look at the entry sign.
- b. Report attached.

### **Pool Committee Report:**

- a. The Pool Committee is requesting approval for up to \$9,000 to do the repairs and painting needed on the pool. **A motion was made, seconded and approved to do the repair and painting up to \$9,000. (7-0 in favor)**
- b. Report attached.

### **Architectural Committee Report:**

- a. Homeowners are reminded to submit an architectural request for approval on any exterior work being done.
- b. Report attached.

### **8. OLD BUSINESS:**

Lot Line Adjustment: Awaiting any additional requirements from the Onondaga County Health Department or the City of the Syracuse Department of Engineering. Ad-Hoc Legal Committee to finalize in 2022. Jan 2022: Map has been filed. Waiting for copies. Joe will have deed restrictions written. (Item Open)

Pool: The Operations Manager from Tarson pools gave a quote for repair of the pool and painting needs to be done so the pool can be used next spring. Painting needs to be done every 9-12 years. The quote for both is approximately \$9,000 dollars. (approx. \$1,000 for repair, and \$8,000 for painting) Need a new contract for the upcoming year for maintenance and chemicals. (Item Open)

Chair Stair Lift: The chair lift is operative but had to be repaired and a part is on order to make a permanent fix. (Closed)

Stumps: All stumps have been removed. Awaiting seeding. (Item Open)

IRS Clarification: No news from the IRS on the fact that duplicate accounts were established for Kimry Moor. (Item Open)

Meeting with TJMG: In 2021 R. Bruner met with Keith Jones and discussed several of the items that were in the letter of concerns submitted by members the Board. Contract

Committee met and will schedule another meeting with TJMG management in March. The March 17th meeting will be discussed in Executive Session. (Item Open)

Flag Pole/Street Lights: The flag has been taken down as it is not illuminated at night and protocol requires that it be lighted. Three street lights are now not illuminated. Item to be addressed by Maintenance Committee in 2022. (Item Open)

**9. NEW BUSINESS:**

Included in the committee reports given.

**10. NEXT MEETINGS:**

- a. The April Board Meeting will be held on Wednesday, April 27, 2022 at 6:30 PM.
- b. Future meeting dates:
  - May 25, 2022
  - June 22, 2022
  - July 27, 2022

**11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the March 23, 2022 Board Meeting, and move to Executive Session to discuss the TJMG contract.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
April 27, 2022  
Via Zoom, 6:30 pm  
Approved**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, J. McLoughlin, J. Yanno, P. Haynor, Richard Greene, L. Crawford and Kathryn Wolff of TJMG Properties.

**1. PRESIDENT'S OPENING REMRKS:**

- a. Michele Sargent has been nominated to fill the vacant seat on the Board left by Rick Bruner's resignation which expires 2023. **A motion was made, seconded and approved for Michele Sargent to fill the vacant Board position. (7-0 in favor)** Michele Sargent has been nominated to fill the office of Treasurer. **A motion was made, seconded and approved for Michele Sargent to fill the office of Treasurer. (7-0 in favor)** Michele Sargent was excused tonight.
- b. The Board held an executive session on March 23, 2023 to discuss the TJMG Properties contract.
- c. John Cooper is doing a great job monitoring the cameras at the clubhouse.
- d. We received a letter from the Town of Manlius Police regarding trespassing of the parking lot and clubhouse.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the revised Minutes of the February and March Board of Directors meeting minutes. **A motion was made, seconded and approved to accept the revised February and March Board of Directors meeting minutes. (7-0 in favor)**

**3. RESIDENT COMMENTS:**

- a. No requests were received prior to today's meeting, so we will have no speakers.

**4. NOMINATION and APPROVAL:**

Covered in Presidents Report.

**5. SECRETARY'S REPORT:**

- a. Barb Arnold reported that Carol Decker's companion, Charles Adams, passed away. A donation will be given to Feeding America. There has been no correspondence.

## **6. TREASURER'S REPORT:**

- a. Pat Curtin presented the March 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register, Work Order and Bank Reconciliation. **A motion was made, seconded and approved to accept the March 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register and M&T Bank Reconciliation. (7-0 in favor)**
- b. Pat Curtin reported that there has been **one electronic vote** taken since the last meeting. March 25, 2022, National Grid for \$352.19 (Electric bill) **(8-0 in favor)**
- e. Request for approval to pay Onondaga County Health Department \$279 for the pool permit. **A motion was made, seconded and approved to pay Onondaga County Health Department \$279 for the pool permit. (8-0 in favor)**
- c. The March financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

- a. TJMG Properties would like to remind homeowners that your quarterly common fee is due on or before the 1<sup>st</sup> of every quarter on 1/1, 4/1, 7/1 and 10/1. The grace period was changed to the 10<sup>th</sup> of the quarter last year. Please be sure to mail your payments to be received on time.
- b. TJMG Properties would like to remind homeowners that if you are having any work done in your home, the contractor's must dispose of any debris. They are not to use the dumpsters that are provided for the resident's household trash.
- c. TJMG Properties is missing 35-40 plow stakes. If you have pulled any plow stakes, homeowners are asked to leave them outside your garage for our pick-up.
- d. TJMG Properties has been on site picking up sticks and debris from the ground and trees. Most areas were mowed unless they were too wet. We will begin our normal rotation next week, weather permitting.
- e. TJMG Properties is awaiting approval to install the dam boards.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed the Chimney & roof repair work along with the roof replacement plan. Request for an additional \$9,500 for Chimney repairs. **A motion was made, seconded and approved for the additional \$9,500. (8-0 in favor).** Request for

approval to spend \$134,030 for roof replacements. **A motion was made, seconded and approved to spend \$134,030 on roof replacements. (8-0 in favor)**

- b. Promissory notes for the 6 homeowners loaning money to the HOA for the roof replacements were prepared by Joe Greenman. Request for approval to issue the final promissory notes to the 6 homeowners. **A motion was made, seconded and approved to issue the final promissory notes to the homeowners. (8-0 in favor)**
- c. Custom Quality has requested to store 20 pallets of roofing materials at Kimry Moor. Requesting approval to store the roofing material at the far left of the clubhouse. **A motion was made, seconded and approved store the roofing materials at Kimry Moor at the contractor's risk (7-0 in favor)**
- d. Pat Curtin wanted to thank Claude Pilon for his well put together plan. She would also like to thank the 6 homeowners who came forward to help the support the community. You are all so appreciated. No Board Members are loaning money.
- e. Reports attached.

#### **Financial Review Report:**

- a. The Committee found no weaknesses. The Treasurer approves payments for the Association. The Treasurer has approved the purchase of her office supplies and the Committee suggests the purchase be pre-approved by another Board member as a form of checks and balances. **A motion was made, seconded and approved for another Board member to pre-approve a purchase made by the Treasurer. (8-0 in favor)**

#### **By-laws Committee Report:**

- a. Claude Pilon reviewed the changes/update made to Article 5, Meeting of Members, Section 9, Executive Board Sessions. Request for approval of the submitted changes. **(8-0 in favor)**
- b. Copy attached.

#### **Clubhouse Committee Report:**

- a. Barb Arnold reported that the Committee met on April 13, 2022. It is their recommendation that at this time, no fee be charged for use of the clubhouse. This can be revisited in six months. They have made some changes to the reservation form which will be put on the website after it has been approved by the Board.
- b. Report attached.

#### **Maintenance Committee:**

- a. Richard Greene reported there is an infestation of mice nesting in the ducts in the basement of the clubhouse. Richard Greene reviewed his open maintenance list.

- b. Report attached.

#### **Pool Committee Report:**

- a. Richard Greene reported that Kimry Moor is 1<sup>st</sup> on their list to do the repair this spring. They will need 3 days where the weather is above 50 degrees to complete the work. We are hoping to have the pool open by Memorial Day.
- b. Richard Greene explained the expenditure for the work needed to clean, pump and shovel out the pool so it could be acid washed. Requesting approval for the TJMG Properties work order to do the work for \$492.00+tax. **A motion was made, seconded and approved for the work done. (7-0 in favor)**
- c. Richard Greene has reached out to Steve Grimaldi to possibly initiate a claim for the crack along the side wall of the pool.
- d. Request for approval for the contract with Styles Pools. **A motion was made, seconded and approved for the contract with Styles. (8-0 in favor)**
- e. Report attached.

#### **Architectural Committee Report:**

- a. Homeowners are reminded to submit an architectural request for approval on any exterior work being done. This can be submitted in AppFolio through your online portal.
- b. Requests for approval:
  - 907 – Deck repair and level sidewalk **(6 in favor, 1 abstained)**
  - 407 – Replace rear gutters and downspouts **(7-0 in favor)**
  - 811 – Install new windows **(7-0 in favor)**
- c. Report attached.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reported that the Tree & Garden Committee met on April 20, 2022 and would like to recommend/request that Kimry Moor stay with Bartlett Tree Experts as our annual provider due to price and service.
- b. The Tree & Garden Committee will be responsible for the ordering, purchasing and planting of the flowers under the trees in the median as well as at the entrance sign.
- c. Report attached.

#### **Contract Committee Report:**

- a. Pat Curtin reported that the walk around has to be rescheduled with TJMG Properties.

### **Insurance Committee Report:**

- a. Linda Crawford reported that Richard Greene, (Pool Chair) put in a request to see if we should file a claim for the pool repair. Linda spoke with Steve Grimaldi and will be revisiting the option with Richard.

### **Grounds Committee Report:**

- a. Linda Crawford reported that the Grounds Committee along with the Tree and Garden committee plan to schedule an annual walk around with TJMG Properties for the beginning of May. The committee would like to remind the unit clusters that they are responsible for landscaping around the utility boxes. Should you need landscaping help please feel free to reach out to TJMG Properties (you would be charge directly by TJMG Properties) or Intex (Mike 315-720-9243)
- b. Report Attached

### **8. OLD BUSINESS:**

Covered in the committee reports given.

### **9. NEW BUSINESS:**

Covered in the committee reports given.

### **10. NEXT MEETINGS:**

- a. The May Board Meeting will be held on Wednesday, May 25, 2022 at 6:30 PM.
- b. Future meeting dates:  
June 22, 2022  
July 27, 2022  
August 24, 2022

### **11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the April 27, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

BALANCE SHEET

AS OF MARCH 31, 2022

	CD Rate	Maturity Date	DECEMBER Balance 2021	MARCH Balance 2022	Variance to Prior Year Increase/(Decrease)	COMMENTS
<b>ASSETS</b>						
<b>General Operations</b>						
Cash - M&T Bank			\$ 40,869	\$ 39,465	\$ (1,404)	Bank Stmt & Recon posted on the Portal
Petty Cash - Clubhouse			300	300	-	
Emergency Reserve - Key Bank Savings			-	2,750	2,750	
Total Cash for General Operations			\$ 41,169	\$ 42,515	\$ 1,346	
<b>Roof Replacement Reserve Funds</b>						
Cash - Key Bank Checking			\$ 132	\$ 15,082	\$ 14,950	Bank Stmt & Recon posted on the Portal
Prepaid Taxes - CPA			\$ -	\$ -		
Accounts Receivable - Common Fees			25	1,450	1,425	1 resident in arrears at the end of March
Accounts Receivable - Billings						
Accounts Receivable - New Homeowners			-	-	-	
<b>TOTAL ASSETS</b>			<b>\$ 41,326</b>	<b>\$ 59,047</b>	<b>\$ 17,721</b>	
<b>CURRENT LIABILITIES</b>						
<b>General Operations</b>						
Accounts Payable			\$ 15,510	\$ 4,318	\$ (11,192)	
Prepaid Fees			34,361	35,436	1,075	
Total			\$ 49,871	\$ 39,754	\$ (10,117)	
<b>EQUITY</b>						
Roof Replacement Reserve Funds			\$ 132	15,082	\$ 14,950	
Emergency Reserve			-	2,750	2,750	
Retained Earnings			(8,677)	(8,676)	1	
Adjustments to Retained Earnings					-	
P&L Year-To-Date				10,137	10,137	
Total			\$ (8,545)	\$ 19,293	\$ 27,838	
<b>TOTL LIABILITIES &amp; EQUITY</b>			<b>\$ 41,326</b>	<b>\$ 59,047</b>	<b>\$ 17,721</b>	
Accounts Receivable = residents who are behind in payment of common fees						
Prepaid Fees = residents who have paid common fees in advance; e.g. paid for the year						

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 MARCH 31, 2022

	ACTUALS FOR MARCH		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	
<b>GENERAL OPERATIONS</b>					
<b>REVENUES</b>					
Common Fees		\$ 81,900		\$ 327,600	
New Homeowner Fees				6,000	
Late Charge Income	(25)	225		400	
Interest Income - Regular Operations			-		
Other Income			-	100	
<b>Total Income</b>	<b>\$ (25)</b>	<b>\$ 82,125</b>	<b>\$ -</b>	<b>\$ 334,100</b>	
<b>CONTRACT SERVICES</b>					
Grounds Maintenance -- Lawn	\$ 4,691	14,073		\$ 56,526	
Insurance	17,211	18,955		43,902	
Property Management Fees	1,204	3,611		14,520	
Snow Removal	2,108	6,323		25,390	
Trash Removal - TJMG	780	2,424		9,407	
Trash Removal - Waste Management	665	1,965	-	8,315	
<b>Total Contract Services</b>	<b>\$ 26,659</b>	<b>\$ 47,351</b>	<b>\$ -</b>	<b>\$ 158,060</b>	
<b>CHIMNEY &amp; ROOF MAINTENANCE</b>					
Roof Repairs & Maintenance			-	\$ 4,000	
Chimney Repairs	\$ -	\$ 2,000	-	10,000	Advance deposit for 2022 work
<b>Total Roof &amp; Chimney Maint.</b>	<b>\$ -</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ 14,000</b>	
<b>GENERAL MAINTENANCE &amp; REPAIRS</b>					
Lights Purchased, Repairs & Maint.					
Painting & Siding					
Repair/Replace Steps/Sidewalks to Pavers					
Mailbox/paper box replacement	264	380			
Clubhouse Repairs and Maint	293	293			
Maint./Repairs - TJMG Properties					
Structure & Misc. Maint./Repairs			\$ -	-	
<b>Total Gen. Maint. &amp; Repairs</b>	<b>\$ 557</b>	<b>\$ 673</b>		<b>\$ 12,000</b>	



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

MARCH 31, 2022

	ACTUALS FOR MARCH		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	
<b>GENERAL OPERATIONS - Continued</b>					
<b>CLUBHOUSE/RECREATIONAL EXPENSES</b>					
Social & Clubhouse Expenses				\$ 1,000	
Clubhouse Improvements	-		-	1,000	
Pool Repairs				9,000	
Pool Maintenance				9,000	
Water - Pool				2,400	
Water - Clubhouse		159		200	
Electricity	352	1,144		5,050	
Other Utilities - Phone, Internet	156	312	-	950	
<b>Total Clubhouse/Recreational Exp.</b>	<b>\$ 508</b>	<b>\$ 1,615</b>	<b>\$ -</b>	<b>\$ 28,600</b>	
<b>GROUNDS EXPENSES</b>					
Tree Service & Garden Maint.				\$ 25,680	
Planting & Flowers	-			800	
Grounds Maint. - HOA				5,000	
Ponds & Stream Maintenance				12,000	
Energy Cost for street lighting	-	-	-	1,320	
<b>Total Grounds Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,800</b>	
<b>OTHER EXPENSES</b>					
Legal & Accounting		\$ 2,000		\$ 4,000	Ianuzzi lot maps
Taxes, etc.	175	182		500	
Miscellaneous	9	468	\$ -	1,340	
<b>Total Other Expenses</b>	<b>\$ 184</b>	<b>\$ 2,650</b>	<b>\$ -</b>	<b>\$ 5,840</b>	
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 27,908</b>	<b>\$ 54,289</b>	<b>\$ -</b>	<b>\$ 263,300</b>	Total of 8 checks written during March
<b>REGULAR OPERATING PROFIT &amp; LOSS</b>	<b>\$ (27,933)</b>	<b>\$ 27,836</b>	<b>\$ -</b>	<b>\$ 70,800</b>	
Funds Transferred from Common Fees to Roof Reserve		(14,950)		(59,800)	
Funds transferred from Common Fees to General Reserve		(2,750)		(11,000)	
Interest Income - Reserves	\$ -	-	-	-	
<b>Total Funds Transferred</b>	<b>\$ -</b>	<b>\$ (17,700)</b>	<b>\$ -</b>	<b>\$ (70,800)</b>	
<b>NET OPERATIONAL PROFIT &amp; LOSS</b>	<b>\$ (27,933)</b>	<b>\$ 10,136</b>	<b>\$ -</b>	<b>\$ -</b>	Monthly/YTD Excess Income over (under) Expenses



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 MARCH 31, 2022

	ACTUALS FOR MARCH		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**ROOF REPLACEMENT FUND (CAPITAL ACCOUNT)**

<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE (as of 1/1/2021)</b>	\$ 132	\$ 132		\$ 132	
Funds Transferred to Roof Replacement Reserve		14,950		\$ 59,800	
Additional Funds Transferred from Retained Earnings			\$ -		
Other Replacement Income			\$ -		
Expenditures		-	\$ -	\$ (40,370)	
<b>NET ROOF REPLACEMENT GAIN OR (LOSS) TO THE FUND</b>	<u>\$ -</u>	<u>\$ 14,950</u>	<u>\$ -</u>	<u>\$ 19,430</u>	

<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE</b>		<u>\$ 15,082</u>	<u>\$ -</u>	<u>\$ 19,562</u>	
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<b>KEY BANK CASH BALANCE</b>	<u>\$ -</u>	<u>\$ 15,082</u>		<u>\$ 19,562</u>	
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**GENERAL RESERVE FUND (CAPITAL ACCOUNT)**

<b>GENERAL RESERVE CAPITAL FUNDS</b>	\$ -	\$ -	\$ -	\$ -	
Funds Transferred to General Reserve		2,750		\$ 11,000	
Additional Funds Transferred			\$ -		
Other Income			\$ -		
Expenditures		-	\$ -		
<b>NET GENERAL RESERVE GAIN OR (LOSS) TO THE FUND</b>	<u>\$ -</u>	<u>\$ 2,750</u>	<u>\$ -</u>	<u>\$ 11,000</u>	

<b>GENERAL RESERVE CAPITAL FUNDS BALANCE</b>	<u>\$ -</u>	<u>\$ 2,750</u>	<u>\$ -</u>	<u>\$ 11,000</u>	
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<b>KEY BANK CASH BALANCE</b>	<u>\$ 2,750</u>	<u>\$ 2,750</u>			
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# ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

## APRIL 27, 2022, BOARD MEETING

### CHIMNEY INFORMATION:

- The chimney masonry will begin his chimney repairs Monday April 25. (Approved by electronic vote on 4/22). Repairs will include units 301 and 305 for minor maintenance, (under warranty), and inspection of chimney at unit 901. Additionally, he will inspect and repair chimneys for units scheduled for roof replacements – 601, 603, 605, 607, 609, 701, 703, 705, 709. Total cost is estimated at \$12,000 (Some material costs increased from prior year's quote.). The budget was \$10,000. The committee recommends using \$2,000 from the roof repairs budget to pay for the difference. **Since the Board has already approved a down payment of \$2,000, the committee is requesting approval for \$10,000.**
- Board approved \$9,200 at the April 27<sup>th</sup> Board meeting.

### ROOF REPAIR INFORMATION:

- **Roof Issue – unit 612** -Roof leak, like the leak identified in September 2021. Custom Quality notified.

### ROOF REPLACEMENT PLAN:

Custom Quality is scheduled for roof replacement for units 601 & 603 (cost \$28,500) in early May, units 603,605 & 607 (cost \$41,135) in mid-May, units 701, 703, 705 and 709 (cost \$54,400) in mid-July and the clubhouse (cost \$9,995) in October. Total cost is projected at \$134,030. **The committee request approval to spend \$134,030 for roof replacements.** The Board approved the \$134,000 at the April 27<sup>th</sup> Board meeting.

Six owners have offered loans amounting to \$85,000 at 4% interest rate to be paid at the end of the loan period, no later than two years from the loan date. At the March Board meeting, \$75,000 was approved. The remaining \$10,000 will cover the clubhouse roof replacement. Total interest expense for the two-year repayment plan is expected to be approximately \$3,700. Promissory notes, copy attached, will include the option of paying the loan amount prior to the two-year loan period. **The committee request approval for the additional loan amount of \$10,000.** Per the Board President, no action needed since the \$10,000 was approved at the March meeting.

Joseph Greenman prepared the Promissory Note (draft attached) that the committee recommends. Note that if the HOA defaults in late payments, the interest rate increases to 5% until payment is made in full. **Approval is requested to issue the final promissory notes, expected Tuesday, to the six owners with repayment within two years.** The Board approved the promissory notes at the April 27<sup>th</sup> Board meeting.

Custom Quality requested storing 20 pallets of roofing material at Kimry Moor to avoid Erie Materials announced price increases. **The committee, after discussions with Mark Bright at TJMG, request approval to store the roofing materials at the clubhouse at the far-left area of the driveway. Most of the materials will be used by the end of July.** At the April 27<sup>th</sup> meeting, The Board approved the storage of roofing materials with the stipulation that Custom Quality has full responsibility for securing the materials and the HOA has no responsibility or liability for damaged or stolen material.

Attached is a schedule of Cash Flow, including loan dates and repayments.

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)



KIMRY MOOR HOMEOWNERS ASSOCIATION  
 PROPOSED OWNERS LOAN & REPLAYMENT ANALYSIS  
 AS OF APRIL 23, 2022

*corrected copy*

	March	2022						2023					2024	
		April	May	July	Oct.	Nov	Dec.	January	April	July	Oct.	Dec.	January	April
<b>Reserve Balance</b>														
<b>Beginning Balance</b>		\$ 15,000	\$ 1,450	\$ 5,315	\$ 865	\$ 5,820	\$ 1,820	\$ 1,820	\$ 11,770	\$ 620	\$ 400	\$ 382	\$ 382	\$ 387
<b>Funds Transfer</b>		\$ 14,950		\$ 14,950	\$ 14,950			\$ 14,950	\$ 14,950	\$ 14,950	\$ 14,950		\$ 14,950	\$ 14,950
<b>Lenders:</b>														
1			\$ 15,000						\$ (15,550)					
2			\$ 15,000						\$ (15,550)					
3				\$ 20,000		\$ (4,000)				\$ (6,000)	\$ (5,000)		\$ (5,945)	
4			\$ 5,000	\$ 10,000					\$ 5,000	\$ (4,000)	\$ (4,500)		\$ (9,000)	\$ (3,496)
5			\$ 10,000					\$ (2,500)		\$ (2,500)	\$ (5,468)			
6				\$ 5,000				\$ (2,500)		\$ (2,670)				
<b>Expenditures</b>		\$ (28,500)	\$ (41,135)	\$ (54,400)	\$ (9,995)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Balance</b>	\$ 15,000	\$ 1,450	\$ 5,315	\$ 865	\$ 5,820	\$ 1,820	\$ 1,820	\$ 11,770	\$ 620	\$ 400	\$ 382	\$ 382	\$ 387	\$ 18,833

	April	May	July	Oct.	Nov	Dec.	January	April	July	Oct.	January	April
<b>Roof Replacement schedule</b>												
601 & 603	\$ 28,500											
<b>Total Cost</b>		\$ 41,135										
\$ 134,030			\$ 54,400									
CLUBHOUSE				\$ 9,995								
<b>Totals</b>	\$ 28,500	\$ 41,135	\$ 54,400	\$ 9,995								

*Total \$134,030*

<b>Loan &amp; Repayment Schedule</b>																					
Number	Loan amount	Loan Date	Repayment Schedule																		
1	\$ 15,000	April																			
2	\$ 15,000	April																			
3	\$ 20,000	July																			
4	\$ 20,000	July																			
5	\$ 10,000	May																			
6	\$ 5,000	July																			

Total interest expense for two years = \$3,755

**To:** Board of Directors  
**From:** Financial Review Committee  
**Subject:** Annual Review of Financial Results and Internal Controls  
**Date:** April 27, 2022

Per the By-Laws, Article XI, Section 3, the Treasurer, together with the Financial Review Committee, are assigned to review the financial records of the HOA for the preceding calendar year.

Per the By-Laws, Article II, Section 4, the Financial Review Committee shall:

- ✓ Examine the monthly bank reconciliations of the financial institution used by the HOA
- ✓ Inspect the financial transactions and proper approvals thereof
- ✓ Prepare and fairly present the financial statements in compliance with NYS requirements
- ✓ Comply with the instructions contained in vendor contracts and agreements
- ✓ Maintain adequate internal controls as approved by the Board of Directors

The committee reviewed all payments processed, (checks, ACH etc.) ensuring proper documentation and approvals. Additionally, bank statements and bank reconciliations were reviewed. Bank reconciliations were prepared in a timely manner and the bank balances were accurately reflected on the financial statements.

D’Arcangelo & Co. completed their annual tax returns for the Association in March 2021 without any issues.

With approval from the Board of Directors, in February \$14,200 was transferred from Retained Earnings (excess income over expenses in the prior year) to the roof replacement reserve. In March, the Board approved transferring the matured CD of \$15,859 to the Key Bank’s roof replacement reserve. In September the Board approved the transfer of \$9,500 from the M&T bank to the Key bank roof replacement reserve.

**In the opinion of the committee, the financial statements presented fairly the assets, liabilities, and equity funds of the association in all material respects. Also, the revenues received, and expenditures paid for during the fiscal year 2021 were appropriate. Additionally, the committee did not identify any material weaknesses or significant deficiencies in its internal controls.**

The committee, along with the Treasurer, recommends the following actions:

During the fiscal year the Treasurer purchased office supplies etc. Proper documentation was submitted. Although the By-Laws do not require preapproval for reimbursement of expenses submitted by the Treasurer, the Committee recommends any request for reimbursement by the Treasurer be pre-approved by a Board Officer. The By-Laws should be amended to reflect this change.

The committee, along with the Treasurer, are available to discuss these findings in more detail.

*Morris Torres and Claude Pilon*  
Financial Review Committee

cc: Pat Curtin, HOA Treasurer  
TJMG Properties

## **ARTICLE V Meetings of Members**

### **Section 9 Executive Board Sessions**

Periodically the Board of Directors may encounter a problem of sufficient complexity or challenge that requires the Board to discuss the matter at hand without HOA members in attendance. Such issues could involve legal matters, contract negotiations, personnel issues, or internal control issues. Executive Sessions should always be restricted to occasions when circumstances genuinely require it. The Executive Session should never be used to avoid public discussion of difficult or emotionally challenging matters.

- A. An Executive Session shall be held whenever called for by one or more Board Members.
- B. Only Board Members shall attend the Executive Session; however, prior to the beginning of the Executive Session, an individual with specific information related to the matter at hand may be invited to speak.
- C. All information discussed in an Executive Session shall be considered confidential.
- D. Three days prior to the Executive Session, the Board Member who called the meeting shall electronically notify all Board Members of the purpose of the meeting, the time of the meeting and the agenda. The meeting can be held at the Clubhouse, via video call or cell phone. The three-day notice is waived if an Executive Session is required one or two days prior to the monthly membership meeting.
- E. Unless excused, all Board Members shall attend the Executive Session.
- F. No motion can be made or voted on at any Executive Session. Minutes of the session are not required. However, the minutes of the monthly membership meeting shall include a statement that the Board held an Executive Session. It should include the date of the session, time it began, and time ended.



## Clubhouse Report April 2022

Committee Members: Barbara Arnold, Gloria Colton and Joan Yanno

The committee met April 13, 2022. After a lengthy discussion we recommend the board not charge a fee for clubhouse use. We found it very difficult to set a fee schedule for different size groups/ number of people (4 people playing cards vs. a large gathering). This can be revisited in six months.

We made a few changes to the reservation form. It will be put on our website when it is approved by the board. We will remove the pandemic rules from the website.

Gloria Colton will be the person taking the reservations for clubhouse use. Please direct any inquiries to her. The calendar will be kept on the kitchen counter.

Still waiting for the handle for the lift chair to arrive.

Barbara Arnold

# KIMRY MOOR HOMEOWNERS ASSOCIATION

APRIL

## MAINTENANCE COMMITTEE REPORT

Previously reported, the Maintenance Committee has received the following request for power washing, paging and paint -

Unit 203 - Paint garage door

Unit 301 - Parging

Unit 303 - Power washing

Unit 304 - Paint front door with KM color

Unit 402 - Power washing

Unit 404 - Power washing

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 505 - Paint wood trim around window (NOT CONFIRMED)

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 603 - Power washing

Unit 604 - Power washing

Unit 607 - Power washing

Unit 609 - Paint front door dent (NOT CONFIRMED)

Unit 702 - Power washing

Unit 704 - Power washing

Unit 707 - Power washing

Unit 803 - Power washing

Unit 815 - Power washing

Unit 817 - Power washing & paint garage door

Unit 823 - Paint garage door trim

Unit 827 - Paint garage door trim

Unit 905 - Power washing

Unit 907 - Power washing

Clubhouse - Update exterior lighting & power washing

Street Lights - Rewiring street light across from Unit 907 and flag pole.

Owners of Units 110, 306, 511, 513, 605, 810 & 819 reported that their respective mailboxes needed repair. According to TJMG, these mailboxes have been repaired.

Paula Haynor requested that the sign at the entrance needed attention. There seems to be only minor repairs needed to repair the sign.

The Owner of Unit 204 requested that the area around her garage needs to be repaired and painted. Previously, the Owner requested repair of the siding, and it was repaired.

The Owner of Unit 301 requested repair of her siding. The soffit/eave was repaired.

The Owner of Unit 304 previously requested painting of his front door in 2021. He asked that this work be done in 2022.

The Owner of Unit 505 previously requested painting trim around a window. After viewing the work, it was determined that the brick molding and sill need to be replaced before any painting takes place.

The Owner of Unit 603 requested the power washing on the north and west side of his Unit.

The Owner of Unit 605 reported broken slates in her sidewalk. Trevor Morris, the HOA's sidewalk contractor, will be contacted to determine what needs to be done.

The Owner of Unit 702 requested that the sensor of his lamp light be repaired. A Work Order was placed with TJMG to replace the sensor.

The realtor who is selling Unit 803 reported that the molding around the exterior of the garage door is rotted in many spots and needs to be replaced. She further requested that the exterior of the Unit be power washed.

Received a follow up from Cher Rapp of Unit 303 that standing water on the sidewalk and in the grass is excessive. The sidewalk slabs need to be raised and leveled for safety concerns. The Maintenance and Grounds Committees will be evaluating this situation.

Richard J. Greene

Chair, Maintenance Committee

KIMRY MOOR HOMEOWNERS ASSOCIATION

APRIL

POOL COMMITTEE REPORT

Previously reported, last year, the Pool Committee received a quote from Tarson Pools to repair the pool.

The Work will include the cutting out and patching up to 10 square feet of pool surface; acid washing the entire pool surface to clean and prep for painting; applying 1 coat epoxy primer (white) to entire pool; and pressure testing all lines.

The work is expected to begin in the 2nd week of May.

Richard J. Greene

Chair, Pool Committee

## Architectural Change report April 2022

A reminder to owners that requests can be entered to the portal. If anyone is submitting a request in May, it should be done this way so all members of the committee will be informed about the request. This will make the procedure efficient.

This month there are 3 requests for change.

Unit 907 is seeking permission to repair their deck. The owner is planning to replace rotted wood. Any new wood will be painted brown and a composite material which is also dark brown will be replacing other parts. The sidewalk from the patio to the deck will be leveled. This is at the owner's expense. The contractor is Brian Hastings.

Unit 407- previously (September 2021), this unit was approved for new gutters in the front and on the side. This new request is to also seek approval to replace the rear gutters. The gutters will be brown and replacement will be at the owners expense. All of the work is going to be done at the same time by All Star Seamless in Syracuse.

Unit 811- The homeowners would like approval for new windows. The windows will be the same size as the current windows but some will become sliders instead of crank windows. We are asking for approval contingent upon the naming of the contractor. The windows will be brown and at the owner's expense.

Respectfully,

Jill S. Brooks

Tree & Garden Committee Report  
April 27, 2022

\* Committee members Laurie Kushner, Janet McLoughlin, Lynn Greene, Marilou Pierce and I met on 4/20 and would like to recommend/request Bartlett Tree Experts as our provider on an annual basis.

\* We will be scheduling a walk-through of the Kimry property in the near future with their arborist. Trees that are unsafe or not healthy will be addressed as recommended.

\* One of our first priorities will be the removal of the 2 pine trees near the clubhouse entrance. (These trees have been slated for removal for the past 2 years.) We are in the process of selecting replacement trees in the same area.

\* We discussed the routine spraying of various trees and will express our concerns with the arborist before any treatments are ordered/scheduled.

\* It was unanimously decided that the tree committee will re-seed areas only where a tree has been removed.

\* We decided that the tree committee will be responsible for the ordering, purchasing and planting of flowers under the trees in the median as well as at the entrance sign.

\* It was suggested that we look at the possibility of a raised herb/vegetable garden on the property.

\* It was also mentioned that we consider placing planters on either side of the bench near the pond.

\* Other ideas for general beautification of the Kimry property are being contemplated. After some needed research, any of our choices will be presented to the board for approval.

Respectfully,  
Joan Yanno  
Tree & Garden Committee Chairman

Grounds Committee Report  
April 27, 2022

The Grounds Committee along with the Tree and Garden Committee plan to schedule an annual walk around with TJMG for the beginning of May.

The following requests have come in via Kathryn (TJMG) during the walk around, I will be discussing with Mark solutions and timeframe for addressing the following issues:

Unit 827 Stump Removal and Reseeding

Unit 108 Grub or Pest concern in the front lawn

Unit 108 Creek Backup

Unit 408 Clean up, reseeding, and tree replacement behind their Unit

Units 301/303 Pooling water in the front yard between the units

A reminder that it is the Unit Cluster's responsibility to maintain the landscaping around utility boxes. Should you need landscaping help please feel free to reach out to TJMG (you would be charge directly by TJMG) or Intex (Mike 315-720-9243)

Respectfully,  
Linda Crawford  
Grounds Committee Chairman



**Kimry Moor Homeowners Association**  
**Board of Directors' Meeting**  
**May 25, 2022**  
**Via Zoom, 6:30 pm**  
**APPROVED**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, M. Sargent, J. McLoughlin, J. Yanno, P. Haynor, Richard Greene, L. Crawford and Kathryn Wolff of TJMG Properties.

**1. PRESIDENT'S OPENING REMRKS:**

- a. We received a nomination to add Ed Dera (unit #701) to the Maintenance Committee. **A motion was made, seconded and approved Ed Dera to the Maintenance Committee. (9-0 in favor)**
- b. Please welcome Michele Sargent as a new Board Member and Treasurer.
- c. A working group has been formed to audit the utility cost at the Clubhouse. Claude Pilon will be joining the group.
- d. Welcome new resident Jane Yao in unit #519
- e. Our condolences go out to Janet McLoughlin on her Mother's passing.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the Minutes of the April Board of Directors meeting minutes. **A motion was made, seconded and approved to accept the revised February and March Board of Directors meeting minutes. (9-0 in favor)** The Minutes of the May Special meeting minutes are not done yet. They will be approved at the June Board of Directors meeting.

**3. RESIDENT COMMENTS:**

- a. No requests were received prior to today's meeting, so we will have no speakers.

**5. SECRETARY'S REPORT:**

- a. Barb Arnold reported that a thank you note was received from resident, Carol Decker, for our sympathy Card and a donation of \$50.00 will be made to Feeding American in the memory of Charles Adams. Alfred Marsh has passed away. A sympathy card will be sent to his best friend and a donation of \$50.00 will be made to Golisano Children's Hospital in his memory. Our deepest Sympathy goes out to Janet McLoughlin for the loss of her mother.
- b. Paula Haynor reported that Virginia Stukey's mother passed away this week.

## **6. TREASURER'S REPORT:**

- a. Pat Curtin presented the April 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register, Work Order and Bank Reconciliation. **A motion was made, seconded and approved to accept the April 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register and M&T Bank Reconciliation. (9-0 in favor)**
- b. Pat Curtin reported that Kathryn is working with the residents in arrears to get caught up.
- c. Pat Curtin reported that there have been **four electronic votes** taken since the last meeting.

April 28, 2022, D'Arcangelo and Co. for \$570 (CPA's) **(8-0 in favor)**.

April 28, 2022, National Grid for \$260.70 (Electric bill) **(8-0 in favor)**.

May 21May 13, 2022, Custom Quality for \$1,365 (roof replacement) **(9-0 in favor)**.

May 21,2022, Custom Quality for1078.00(roof replacement) **(9-0in favor)**

- f. Request for approval to pay the National Grid bill for \$302. **A motion was made, seconded and approved to pay the National Grid electric bill for \$302. (9-0 in favor)**
- d. The April financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

- a. TJMG will not be picking up trash or mowing on Memorial Day (Monday, May 30, 2022). Trash will be picked up on Tuesday and mowing will occur later in the week, weather permitting.
- b. TJMG Properties reported that they are working through work orders as they come in and are approved.
- c. TJMG Properties would like to remind homeowners that yard waste should be put in a small container that is liftable and weighs less than 25lbs. so our employees can lift it without causing injury. Limbs/branched must be cut the maximum length of 4 feet. Do not just dump it at the road. It gets wet and we have to shovel it into the truck and it gets into the storm drains.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed the Chimney & roof repair work along with the roof replacement plan. Request for an additional \$500 for the excess chimney repairs. **A motion was made, seconded and approved for the additional \$500. (9-0 in favor).**
- b. Claude Pilon reported that in January the Board approved placing a tarp on the roof of unit 815 due to the leak in the roof valley. Shingles and plywood need to be replaced. Cost to repair estimated at \$5,000. Customer Quality will absorb 50%+ of the cost to fix. HOA cost estimated at \$2,200 to \$2,500. Request to spend up to \$2,500 to repair the roof. **A motion was made, seconded and approved to spend up to \$2,500 to repair the roof. (9-0 in favor).**
- c. Pat Curtin stated that we cannot thank the residents enough for loaning the Association money allowing them to have the roof and chimney work done and for Claude Pilon's work coordinating all the roof and chimney work.
- d. Claude Pilon stated that Custom Quality always goes above and beyond for Kimry Moor.
- e. Reports attached.

### **By-laws Committee Report:**

- a. Claude Pilon requested for approval for 2 sentence changes. **A motion was made, seconded and approved for the submitted changes. (9-0 in favor)**
- b. Report attached.

### **Clubhouse Committee Report:**

- a. Barb Arnold reported that the Clubhouse has been cleaned fully. The cost was \$125.00. It had not been clean during the pandemic. The sink in the Kitchen has backed up. Upon inspection, the garbage disposal is clogged and not repairable. Greg Cohen is replacing it and snaking out the pipes. The approximate cost will be \$250.00-\$300.00. This will come out of the clubhouse budget. The Clubhouse has been used much more than it was during the height of the pandemic. We have arranged to have a lighting evaluation for energy efficiency. This was setup through National Grid. If we upgrade the light through National grid up to 60% could be paid by National Grid. We are trying to get a full building audit. We are still investigating.
- b. A homeowner has requested to use the clubhouse parking lot to put up a large tent for an event. Linda Crawford will look into getting insurance coverage.

### **Maintenance Committee:**

- a. Richard Greene reviewed his open maintenance list. He has requested Mark Bright obtain quotes to run a new wire from the Clubhouse to Street Light Pole No. 3 (Flagpole), if needed, and a new wire from Street Light Pole No. 4 (across from Unit

907). Richard asked that Kathryn remind of his request for those quotes. Greg Cohen has cleaned out the garage.

- b. Report attached.

#### **Pool Committee Report:**

- a. Richard Greene reported that during the Special meeting held on May 11, 2022, we had a firm quote from Tarson Pool, but they wanted to increase the price. We have some alternatives. The Pool Committee proposes to drain the pool, sound out the surface, temporarily repair the two areas of the pool where plaster has broken away from the gunite, and seal the surface area between the floor and wall of the pool. After the pool is filled, the water level will be manually measured. If the pool is losing water significantly, a diver will do a dye test for leaks between the floor and wall of the pool and seal any areas where water may be leaking from this area. We would replace Tarson Pool with Greg Cohen, Kevin Gill and Clean All. The cost to do this work will be \$3,130. Request to rescind the approval for Tarson Pool from March. **A motion was made, seconded and approved to rescind the approval for Tarson Pool. (9-0 in favor)** Request for approval for up to \$3,700 for the three-step repair replacing Tarson Pool. **A motion was made, seconded and approved for up to \$3,700 for the three-step repair replacing Tarson Pool. (9-0 in favor)** We are hoping to have the pool open for use by the 4<sup>th</sup> of July. The Pool Committee will redo the pool rules to send to the residents and have posted.
- b. Report attached.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reported that the Tree & Garden Committee members met on 5/18/22 to plant begonias under the trees along the driveway median. Begonias were also planted in the beds at the front entrance. They spent 25% of what was spent last year.
- b. Report attached.

#### **Contract Committee Report:**

- a. The Contract Committee met with Keith Jones of TJMG Properties who has been very good to work with.

#### **Insurance Committee Report:**

- a. Linda Crawford reported that Richard Greene, (Pool Chair) put in a request to see if we should file a claim for the pool repair. Linda spoke with Steve Grimaldi and will be revisiting the option with Richard.
- b. Report Attached

## **Grounds Committee Report:**

- a. Linda Crawford reported that Joanie Yanno and herself met with Keith from TJMG Properties yesterday 5/24/2022 for our annual Spring Walk Around. We identified various areas around the grounds that need attention. Our first order of business will be to reseed areas that are currently in need of seeding. Keith will investigate with the DEC how to keep weeds out of the creeks. Drone photos of the Kimry Moor property will be taken of all the grounds to focus on specific quadrants.
- b. Letters will be sent to a few units reminding them to maintain their property.
- c. The two work orders for TJMG Properties, to place the benches in the common area and the dam boards for the pond to be installed have been approved.
- d. The area around the Clubhouse will be cleaned up.
- e. Report Attached

## **8. OLD BUSINESS:**

Covered in the committee reports given.

## **9. NEW BUSINESS:**

Covered in the committee reports given.

## **10. NEXT MEETINGS:**

- a. The June Board Meeting will be held on Wednesday, June 22, 2022 at 6:30 PM.
- b. Future meeting dates:  
July 27, 2022  
August 24, 2022

## **11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the May 25, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

BALANCE SHEET

AS OF APRIL 30, 2022

	CD Rate	Maturity Date	DECEMBER Balance 2021	APRIL Balance 2022	Variance to Prior Year Increase/(Decrease)	COMMENTS
<b>ASSETS</b>						
<b>General Operations</b>						
Cash - M&T Bank			\$ 40,869	\$ 57,222	\$ 16,353	Bank Stmt & Recon posted on the Portal
Petty Cash - Clubhouse			300	300	-	
Emergency Reserve - Key Bank Savings			-	5,500	5,500	Bank Stmt & Recon posted on the Portal
Total Cash for General Operations			\$ 41,169	\$ 63,022	\$ 21,853	
<b>Roof Replacement Reserve Funds</b>						
Cash - Key Bank Checking			\$ 132	\$ 30,032	\$ 29,900	Bank Stmt & Recon posted on the Portal
Prepaid Taxes - CPA			\$ -	\$ -		
Accounts Receivable - Common Fees			25	6,000	5,975	5 residents in arrears at the end of April. \$2,000 paid in May.
Accounts Receivable - Billings						
Accounts Receivable - New Homeowners			-	-	-	9 residents have wrong dues amount and la
<b>TOTAL ASSETS</b>			<b>\$ 41,326</b>	<b>\$ 99,054</b>	<b>\$ 57,728</b>	
<b>CURRENT LIABILITIES</b>						
<b>General Operations</b>						
Accounts Payable			\$ 15,510	\$ 1,613	\$ (13,897)	
Prepaid Fees			34,361	8,036	(26,325)	
Total			\$ 49,871	\$ 9,649	\$ (40,222)	
<b>EQUITY</b>						
Roof Replacement Reserve Funds			\$ 132	30,032	\$ 29,900	
Emergency Reserve			-	5,500	5,500	
Retained Earnings			(8,677)	(8,677)	-	
Adjustments to Retained Earnings						
P&L Year-To-Date				62,550	62,550	
Total			\$ (8,545)	\$ 89,405	\$ 97,950	
<b>TOTL LIABILITIES &amp; EQUITY</b>			<b>\$ 41,326</b>	<b>\$ 99,054</b>	<b>\$ 57,728</b>	
Accounts Receivable = residents who are behind in payment of common fees						
Prepaid Fees = residents who have paid common fees in advance; e.g. paid for the year						



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

APRIL 30, 2022

	ACTUALS FOR APRIL		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**GENERAL OPERATIONS**

<b>REVENUES</b>					
Common Fees	\$ 81,900	\$ 163,800		\$ 327,600	
New Homeowner Fees				6,000	One unit closed in May. Two units pending.
Late Charge Income	400	625		400	
Interest Income - Regular Operations			-		
Other Income			-	100	
<b>Total Income</b>	<b>\$ 82,300</b>	<b>\$ 164,425</b>	<b>\$ -</b>	<b>\$ 334,100</b>	
<b>CONTRACT SERVICES</b>					
Grounds Maintenance -- Lawn	\$ 5,066	19,139		\$ 56,526	Gas Surcharge \$75 per month since December. Per contract.
Insurance		18,955		43,902	
Property Management Fees	1,204	4,815		14,520	
Snow Removal	2,108	8,431		25,390	
Trash Removal - TJMG	780	3,204		9,407	
Trash Removal - Waste Management	1,242	3,208	-	8,315	May service included.
<b>Total Contract Services</b>	<b>\$ 10,400</b>	<b>\$ 57,752</b>	<b>\$ -</b>	<b>\$ 158,060</b>	
<b>CHIMNEY &amp; ROOF MAINTENANCE</b>					
Roof Repairs & Maintenance			-	\$ 4,000	
Chimney Repairs	\$ -	\$ 2,000	-	10,000	Advance deposit for 2022 work
<b>Total Roof &amp; Chimney Maint.</b>	<b>\$ -</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ 14,000</b>	
<b>GENERAL MAINTENANCE &amp; REPAIRS</b>					
Lights Purchased, Repairs & Maint.	\$ 68	\$ 68			
Painting & Siding					
Repair/Replace Steps/Sidewalks to Pavers					
Mailbox/paper box replacement		380			
Clubhouse Repairs and Maint		293			
Maint./Repairs - TJMG Properties					
Structure & Misc. Maint./Repairs			\$ -	-	
<b>Total Gen. Maint. &amp; Repairs</b>	<b>\$ 68</b>	<b>\$ 741</b>		<b>\$ 12,000</b>	

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

APRIL 30, 2022

	ACTUALS FOR APRIL		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	
<b>GENERAL OPERATIONS - Continued</b>					
<b>CLUBHOUSE/RECREATIONAL EXPENSES</b>					
Social & Clubhouse Expenses				\$ 1,000	
Clubhouse Improvements	-		-	1,000	
Pool Repairs	532	532		9,000	TJMG pumping water
Pool Maintenance	279	279		9,000	Onondaga County Health Dept
Water - Pool				2,400	
Water - Clubhouse		159		200	
Electricity	261	1,405		5,050	
Other Utilities - Phone, Internet		312	-	950	
Total Clubhouse/Recreational Exp.	\$ 1,072	\$ 2,687	\$ -	\$ 28,600	
<b>GROUNDS EXPENSES</b>					
Tree Service & Garden Maint.				\$ 25,680	
Planting & Flowers	-			800	
Grounds Maint. - HOA				5,000	
Ponds & Stream Maintenance	21	21		12,000	
Energy Cost for street lighting	-	-	-	1,320	
Total Grounds Expenses	\$ 21	\$ 21	\$ -	\$ 44,800	
<b>OTHER EXPENSES</b>					
Legal & Accounting	\$ 570	\$ 2,570		\$ 4,000	Ianuzzi lot maps \$2,000
Taxes, etc.		182		500	
Miscellaneous	56	523	\$ -	1,340	
Total Other Expenses	\$ 626	\$ 3,275	\$ -	\$ 5,840	
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 12,187</b>	<b>\$ 66,476</b>	<b>\$ -</b>	<b>\$ 263,300</b>	Total of 12 checks written during April
<b>REGULAR OPERATING PROFIT &amp; LOSS</b>	<b>\$ 70,113</b>	<b>\$ 97,949</b>	<b>\$ -</b>	<b>\$ 70,800</b>	
Funds Transferred from Common Fees to Roof Reserve	\$ (14,950)	(29,900)		(59,800)	
Funds transferred from Common Fees to General Reserve	\$ (2,750)	(5,500)		(11,000)	
Interest Income - Reserves	\$ -	-	-	-	
<b>Total Funds Transferred</b>	<b>\$ (17,700)</b>	<b>\$ (35,400)</b>	<b>\$ -</b>	<b>\$ (70,800)</b>	
<b>NET OPERATIONAL PROFIT &amp; LOSS</b>	<b>\$ 52,413</b>	<b>\$ 62,549</b>	<b>\$ -</b>	<b>\$ -</b>	Monthly/YTD Excess Income over (under) Expenses



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 APRIL 30, 2022

	ACTUALS FOR APRIL		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	
<b>ROOF REPLACEMENT FUND (CAPITAL ACCOUNT)</b>					
<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE (as of 1/1/2021)</b>	\$ 132	\$ 132		\$ 132	
Funds Transferred to Roof Replacement Reserve	\$ 14,950	29,900		\$ 59,800	Loans will be recorded in May.
Additional Funds Transferred from Retained Earnings			\$ -		
Other Replacement Income			\$ -		
Expenditures		-	\$ -	\$ (40,370)	Units 601, 03, 05, 07, and 09 scheduled in May. Units 701, 03, 05, 07 scheduled for July. Clubhouse scheduled for October.
<b>NET ROOF REPLACEMENT GAIN OR (LOSS) TO THE FUND</b>	<u>\$ 14,950</u>	<u>\$ 29,900</u>	<u>\$ -</u>	<u>\$ 19,430</u>	
<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE</b>		<u>\$ 30,032</u>	<u>\$ -</u>	<u>\$ 19,562</u>	
<b>KEY BANK CASH BALANCE</b>	<u>\$ -</u>	<u>\$ 30,032</u>		<u>\$ 19,562</u>	
<b>GENERAL RESERVE FUND (CAPITAL ACCOUNT)</b>					
<b>GENERAL RESERVE CAPITAL FUNDS</b>	\$ -	\$ -	\$ -	\$ -	
Funds Transferred to General Reserve	\$ 2,750	5,500		\$ 11,000	
Additional Funds Transferred			\$ -		
Other Income			\$ -		
Expenditures		-	\$ -		
<b>NET GENERAL RESERVE GAIN OR (LOSS) TO THE FUND</b>	<u>\$ 2,750</u>	<u>\$ 5,500</u>	<u>\$ -</u>	<u>\$ 11,000</u>	
<b>GENERAL RESERVE CAPITAL FUNDS BALANCE</b>	<u>\$ -</u>	<u>\$ 5,500</u>	<u>\$ -</u>	<u>\$ 11,000</u>	
<b>KEY BANK CASH BALANCE</b>	<u>\$ -</u>	<u>\$ 5,500</u>			

# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

## MAY 25, 2022, BOARD MEETING

### CHIMNEY REPAIR INFORMATION:

- ✓ The chimney for unit 601 did not require any repairs.
- ✓ Chimney repairs – unit 603 – required a full re-point and a new mortar cap - \$1,300.
- ✓ Chimney repairs – unit 605 – required a full re-point and a new mortar cap - \$1,300.
- ✓ Chimney repairs – Unit 607 – removed the old stucco coating, recoated and replaced the mortar cap - \$1,900.
- ✓ Chimney repairs – unit 609 – required a full re-point and a new mortar cap - \$1,300.
- ✓ Total cost of \$5,800 was \$300 higher than quote received in August 2021.
- ✓ **Chimney repairs for units 701, 3, 5 & 9 are completed. All four chimneys required a full re-point and a new mortar cap. Total costs of \$6,200 was \$500 higher than the August 2021 quote.**
- ✓ **Invoices have been submitted for net payment of \$4,200 (\$6,200 less advance of \$2,000.)**
- ✓ Chimney repairs to unit 301 completed at no cost.

### ROOF REPLACEMENTS:

- ✓ **Units 601 & 603** – Completed roof replacements on 5/10. Cost was \$29,865 vs. \$28,500 quoted. Replaced 22 sheets of plywood vs. 5 included in quote. Custom Quality discounted the labor cost for installing 17 sheets, saving the HOA \$340. The additional costs were approved via electronic vote of the Board.
- ✓ **Units 603, 605 and 607** – Completed roof replacements on 5/19. Cost was \$42,213 vs. \$40,375. The extra cost was primary for replacement of 28 sheet of plywood vs 10 included in the quote. The additional costs were approved via electronic vote of the Board.
- ✓ **Cluster 7A (four roofs)** – scheduled for replacement beginning July 8<sup>th</sup>.

### FUNDING FOR ROOF REPLACEMENTS:

- ✓ Funding requirements of \$45,000 received in May.
- ✓ Next fund requirement is July 1 for \$35,000.

# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

Continued

## **ROOF REPAIR INFORMATION:**

- **Unit 603** Leak in living area. Roof replaced 5/10/22.
- **Unit 604** Roof leak in the living room. Repairs completed.
- **Unit 605** Roof leaking in living area. Repairs completed
- **Unit 908** Roof leak and minor painting. Repairs completed.
- **Unit 715** Roof leak in living room. Custom Quality investigated
- **Unit 815** In January the Board approved placing a tarp on the roof. Leak in the roof valley. Shingles and plywood need to be replaced. Cost to repair estimated at \$5,000. Customer Quality will absorb 50%+ of the cost to fix. HOA cost estimated at \$2,200 to \$2,500. **The Roof was replaced in 2011.**

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

# HOA BY-LAWS COMMITTEE REPORT

MAY 27, 2022, BOARD MEETING

At the April 27<sup>th</sup> meeting, the Board of Directors approved the Financial Review Committee's recommendation that expenditures by the Treasurer be approved by a Board Officer.

The By-Laws Committee met and drafted a recommended addition to the By-Laws, noted below. The addition would be included under Article X, Section 3 "D".

**Expenditures by the Treasurer of \$25.00 or more requires approval by a Board Officer. Supporting documentation should be included in the monthly financial statements.**

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

MAY 25, 2022

Previously reported, the Maintenance Committee has received the following request for power washing, paving and paint -

Unit 104 - Sidewalk slates need to be repaired or replaced

Unit 203 - Paint garage door

Unit 204 - Paint around garage

Unit 301 - Paving

Unit 303 - Power washing

Unit 303 - Water in front common area needs to be diverted

Unit 304 - Paint front door with KM color

Unit 402 - Power washing

Unit 404 - Power washing

Unit 405 - Driveway has sink hole causing gap between driveway and garage door

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 505 - Paint wood trim around window

Unit 505 - Brick molding and sill need to be replaced.

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 603 - Power washing

Unit 604 - Power washing

Unit 605 - Sidewalk slates need to be repaired or replaced.

Unit 607 - Power washing

Unit 608 - Power washing sidewalk

Unit 609 - Paint front door dent (NOT CONFIRMED)

Unit 702 - Power washing

Unit 704 - Power washing

Unit 707 - Power washing

Unit 707 - Sidewalk slates need to be repaired or replaced

Unit 803 - Power washing

Unit 803 - Repair molding around garage needs to be replaced.

Unit 815 - Power washing

Unit 817 - Power washing

Unit 817 - Paint garage door

Unit 817 - Repair siding upon front door

Unit 823 - Paint garage door trim

Unit 827 - Paint garage door trim

Unit 905 - Power washing

Unit 907 - Power washing

Clubhouse - Awaiting estimate from electrician to up light fixture and rewire light to Clubhouse.

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

MAY 25, 2022

(continued)

Street Lights-Rewiring Street light across from Unit 907 and flag pole light. Awaiting estimate from electrician to wire street light directly to Unit 201 and determination where flag pole light is wired.

Greg Cohen informed the Maintenance Committee that there is an infestation of mice in the basement of the Clubhouse's basement. Although garage has been cleaned, waiting for pool furniture to be removed and basement cleaned.

The owner of Unit 905 requested her balcony painted. Since a balcony is considered a deck, the Maintenance Committee informed the owner that the HOA would not paint her balcony.

Richard J. Greene

Chair, Maintenance Committee





# KIMRY MOOR HOMEOWNERS ASSOCIATION

## POOL COMMITTEE REPORT

MAY 25, 2022

The Pool Committee is updating its progress since we reported to the Special Meeting of the Board of Directors on May 11, 2022. Please see **BACKGROUND** for details.

The Pool Committee proposes to drain the pool, sand out the surface, temporarily repair the two areas of the pool where plaster has broken away from the gunite, and seal the surface area between the floor and wall of the pool. After the pool is filled, the water level will be manually measured. If the pool is losing water significantly, a diver will do a dye test for leaks between the floor and wall of the pool and seal any areas where water may be leaking from this area.

The cost to do this work will be \$3,130 (\$500-\$1,000 for Greg Cohen to drain and power wash the pool, \$300-\$1,000 for Kevin Gill to repair the broken areas of the pool, and \$1,130 for Clean all to do testing and sealing). These monies will come from the line item of \$9,000 originally approved for Tarson.

Although this repair will be temporary, this repair should allow the pool to open for the 2022 season. Please note that the pool will not be painted at this time. Below is more detail information that led us to this decision.

**BACKGROUND:** The Pool Committee reported at the Special Meeting of the Board of Directors that on April 27, 2022, the Board of Directors approved the contract dated September 12, 2021 from Tarson Pools to repair the pool for \$9,000. Included in the repair (work) of the pool was -

- Acid washing the entire pool surface to clean and prep,

- cutting out and patching up to 10 square feet of pool (floor) surface,
- applying of 2 coats of epoxy paint to the entire pool, and
- pressure testing of all lines.

On May 10, 2022, Phil Wolf, Director of Operations of Tarson, arrived on site to begin the work. Shortly thereafter, Phil informed the Pool Committee that there was damage previously unseen during Phil's visit in the September of 2021. Based upon inspection of the additional damage, Phil explained to that there are two areas of the pool where the plaster has broken away from the cement. With the possibility of other areas breaking apart during the coming year, Phil said that it was possible to find most of these areas now, and he recommended repair of these areas at the same time work is done on the areas that already have broken apart.

Phil Wolf suggested that it may be more economical to install a vinyl liner versus repair of the damaged plaster surface. The vinyl liner would be attached to a track that is installed along the rim of the pool and will adhere to the surface sides and floor of the pool. Although the life of a vinyl liner is 10-years, Phil recommended that the vinyl liner be replaced every five years.

To date the Pool Committee has NOT received a quote for installing a vinyl liner in the pool.

Since Special Meeting of the Board of Directors, the Pool Committee has contacted other pool companies as well as two masons.

David DeCarlo of Eastern Aquatics in Rotterdam, New York was contacted. Eastern Aquatics is an installer of gunite swimming pools (Kimry Moor's pool floor is constructed of gunite),

KIMRY MOOR HOMEOWNERS ASSOCIATION

POOL COMMITTEE

REPORT & RECOMMENDATION

MAY 25, 2022

(continued)

Gunite is the dry mixed form of sprayed concrete that contains fine particles in its mix, while concrete contains both large and small particles. After the gunite cures, a material composed of cement and marble dust (known as plaster) is applied. Since gunite is porous, any water that comes between the gunite and plaster may cause the plaster to break apart.

David Decarlo advised against the installation of a vinyl liner over a gunite pool since the plaster in other areas of the pool would probably break apart after the vinyl liner was installed, and the liner may have to be replaced. After viewing pictures that were sent to him, David recommended identifying the hollow spots (underneath the plaster), cutting out the plaster, etching the gunite, and replacing the area with new material. Where the pool floor meets the wall, sealing it properly is critical to the repair. David said that a skilled mason or a good pool company should be able to do this work.

The Pool Committee contacted and met with Sev Gonnella of Clean All. Sev said that the HOA could install a vinyl liner, but he would not recommend this installation since the plaster in other areas of the pool would probably break apart after the vinyl liner was installed. If this happens, the vinyl liner may have to be replaced. Sev said that Clean All could repair the broken areas of the pool and seal where necessary any areas where leaks are found.

The Pool Committee contacted Pettis Pools, Design Pool, Spa Whitman Construction, Delta, Ace Swim & Leisure who are located in the Rochester metropolitan area. Their consensus was that a vinyl liner was not recommended for a gunite pool due to installation difficulties and general durability. They declined to quote to make any repairs to Kimry Moor's pool.

The Pool Committee contacted and met with Tom Boine of RE Kelly and Kevin Gill who are masonry contractors. Kevin Gill is currently repairing chimneys for the HOA. Although Tom and Kevin said that they could repair the broken areas of the pool, Kevin was the only one who responded with an estimate to repair the broken areas of the pool.

Richard J. Greene, Ron Murca, & Judy Granastein

Kimry Moor Pool Committee

Tree & Garden Committee Report  
May 25, 2022

Committee members met on 5/18/22 to plant begonias under the trees along the driveway median. Begonias were also planted in the beds at the front entrance. I am very grateful to the members of the committee who worked so hard! This effort by our members was prompted by the expense from last year. (We have spent only 25% of what we were charged last year.) The sprinkler system has been ordered to be turned on early in the week.

I will be joining Linda Crawford (Grounds committee) and one of the owners of TJMG Properties on 5/24/22 to do a general walk through of the Kimry property. This will help us plan & coordinate our efforts to keep the property in good shape.

I will also be walking around the property next week with our arborist to see what trees need to be eliminated. (There are areas where trees are leaning.)

I ask the residents to be patient as we will be restricted by weather and monthly budget allotments.

Re-seeding is being scheduled for areas where trees have been taken down.

Respectfully submitted,  
Joanie Yanno



Insurance Committee Report  
May 25, 2022

A claim was submitted with John Grimaldi and Associates to cover the pool repairs. Richard Green met with the adjuster this week 5/23/2022. The insurance company will get back to Richard/me in the next week to let us know if they will cover the claim.

On May 23, 2023, A CAU insurance rep (John Grimaldi and Associates) was on site at Kimry Moor taking a few pictures and assessing that proper safety measures are in place at the clubhouse and pool area. This inspection was necessary for our liability rider.

Respectfully submitted,  
Linda Crawford

Grounds Committee Report  
May 25, 2022

Joanie Yanno and I met with Keith from TJMG yesterday 5/24/2022 for our annual Spring Walk Around. We identified various areas around the grounds that need attention.

-Our first order of business will be to reseed areas that are currently in need of seeding. This is an extra cost to the association, Keith will be getting a price to me to complete that project ,and we will schedule the seeding ASAP.

-TJMG is investigating the best way to keep the streams free of weeds and discuss potential dredging of the pond in the future

-Drone photos of the Kimry Moor property will be taken in the next week (price to be determined) so we can make a long-range plan as to how to keep vegetation under control. Our thoughts are to divide the property into quadrants and work on a two to three cycle.

-TJMG will send out a letter to a few units reminding them of their responsibility to keep their unit and it's 10 ft perimeter in good repair, condition and free of weeds and debris

- To all homeowners, just a reminder per our bylaws there should not be any personal gardens, planting of flowers or ground cover, birdfeeders, tchotchkes, benches, etc outside of your 10 ft. perimeter. (this is from the foundation, not porch, deck or patio)

- The areas around the utility boxes should be maintained by each unit cluster. If you would like to enlist the help of TJMG with this maintenance please feel free to send a work order to Kathryn for an estimate, enlist the help of your personal landscaper or Mike (landscaper) at Intex

- The grounds committee is working in conjunction with the tree committee to identify trees and overhanging branches that are currently interfering with grass growth and the general tidiness of the property. (this includes the pool area and Club house)

- I approved two work orders from TJMG, benches to be placed in the common area and the dam for the pond to be installed.

Respectfully submitted,  
Linda Crawford

**Kimry Moor Homeowners Association**  
**Special Board of Directors Meeting**  
**May 11, 2022**  
**Via Zoom, 6:30 pm**  
**Final COPY**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, J. McLoughlin, J. Yanno, Richard Greene, L. Crawford, P. Haynor, and Kathryn Wolff of TJMG Properties.

**EXCUSED:** M. Sargent,

The purpose for this Special Meeting of the Board of Directors is to discuss the pool repair.

As you know, the repairs and painting needed total \$9,000. Tarson Pool was ready to start the pool repair and painting work until they examined the pool on Tuesday, finding more damage. It was determined that the plastic was peeling off due to environmental exposure etc. The damage is quite visual now that the pool has been pumped out for \$500 and acid washed for \$500. The damage could not be seen last fall. Tarson Pool may not be the right vendor to do the work. Richard Greene is still reaching out to other vendors.

Repairing the damaged concrete is an enormous undertaking and very costly, approximately \$27,000. If the work is not done to the concrete, the delamination process will just continue. The broken spots in the pool would be filled with a sand type substance. If we went with a vinyl pool liner the cost would be \$12,000. You can go to Magna Pool to see the vinyl liners. They have an expected life of 5-10 years, using 5 years to be cautious.

Budget constraints are a concern. We could put money in the reserves, \$3,000 a year for another. We have budgeted \$9,000 for the repair and painting and would only need another \$3,000. Homeowners would be willing to loan/lend the Association the \$3,000.

Once the vinyl liner is ordered, the time frame for delivery and install would be 4 weeks. We could have the pool open by the 4<sup>th</sup> of July.

The cost to install a brand-new pool would be anywhere between \$80-\$120,000. A letter would be drafted to the residents on the pool opening and what is happening. Any loan would be paid back at 4%.

Richard Greene will have a firm quote on the vinyl liner within a few days.

Another special meeting may be scheduled. Homeowners will receive 24-hour notice.

Meeting adjourned.

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
June 22, 2022  
Via Zoom, 6:30 pm  
Approved**

**PRESENT:** P. Curtin, L. Kushner, Barb Arnold, M. Sargent, J. Yanno, P. Haynor, Richard Greene and Kathryn Wolff of TJMG Properties.

**EXCUSED:** J. McLoughlin

**ABSENT:** L. Crawford

**1. PRESIDENT'S OPENING REMRKS:**

- a. Welcome new residents Susan and John Muller of Unit #803.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the revised Minutes of the May Board of Directors meeting minutes and the revised Special meeting minutes. **A motion was made, seconded and approved to accept the revised Special meeting and May Board of Directors meeting minutes. (7-0 in favor).**

**3. RESIDENT COMMENTS:**

- a. No requests were received prior to today's meeting, so we will have no speakers.

**4. SECRETARY'S REPORT:**

- a. Barb Arnold reported that there was no correspondence.

**5. TREASURER'S REPORT:**

- a. Pat Curtin presented the May 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register, Work Order and Bank Reconciliation. **A motion was made, seconded and approved to accept the May 2022 Financial Report, Balance Sheet, Profit & Loss Statement, Check Register and M&T Bank Reconciliation. (7-0 in favor)**
- b. Pat Curtin reported that there has been **one electronic vote** taken since the last meeting.  
  
June 8, 2022, Clean All for \$1,175 (Pool) **(7-0 in favor)**.
- c. Request for approval to pay annual electric reimbursement to residents. As part of his work to repair the street lights Richard Greene has confirmed that Unit 114 is not

connected to any light, and Unit 201 has not worked in over a year. Unit 114 and Unit 201 have been removed from reimbursement. **Approved via electronic vote on June 23 to pay the residents \$120.00 in electric reimbursements. (9-0 in favor)**

- d. The May financial reports are attached.

#### **6. PROPERTY MANAGER'S REPORTS:**

- a. TJMG Properties reported that they are working through work orders as they come in and are approved.

#### **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

#### **Roof and Chimney Committee:**

- a. Pat Curtin reviewed the chimney & roof repair report submitted by Claude Pilon.
- b. Report attached.

#### **By-laws Committee Report:**

- a. Report attached.

#### **Clubhouse Committee Report:**

- a. Barbara Arnold reviewed her report. The By-laws call for the committee to post any rules in the clubhouse. Barbara Arnold and Richard Greene will meet prior to posting new pool rules. The committee will also be working on finalizing the use of tents.
- b. Report attached.

#### **Maintenance Committee:**

- a. Richard Greene reviewed his updated maintenance list/report.
- b. Report attached.

#### **Pool Committee Report:**

- a. Richard Greene reported that Clean All has completed step one and is ready to move on to step two and fill the pool. **A motion was made, seconded and approved for \$380 to complete step two. (7-0 in favor)** We hope to have the pool opened by Friday afternoon.

- b. Request for approval for the new pool rules to be sent to the homeowners and posted in the clubhouse. **A motion was made, seconded and approved for the new pool rules to be sent to the homeowners and be posted in the clubhouse. (7-0 in favor)**
- c. Request for approval to change the maintenance contract for the pool from Stiles to Clean All. **A motion was made, seconded and approved to change the maintenance contract from Stiles to Clean All. (7-0 in favor)**
- d. The date we will close the pool this year will be determined at a later date – weather and budget depending.
- e. Report attached.

#### **Architectural Committee Report:**

- a. Request for approval for unit 525 to install new windows and a deck enclosure on the existing deck. The homeowner will be responsible for the deck roof. **A motion was made, seconded and approved for the installation of new windows and a deck enclosure on the existing deck. (7-0 in favor)**
- b. Request for approval for Unit 702 to rebuild a new deck. The footprint will remain the same. **A motion was made, seconded and approved for the installation of a new deck. (7-0 in favor)**
- c. Report attached.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reported that the walk through is scheduled for June 29, 2022.
- d. Report attached.

#### **Contract Committee Report:**

- a. The Contract Committee met in an executive session on June 8, 2022, to approve correspondence around the contract with TJMG Properties.

#### **Insurance Committee Report:**

- a. A claim was submitted for pool repair and was denied by our insurer.

#### **Grounds Committee Report:**

- a. Linda Crawford met with Keith at TJMG to address the various ground concerns we noted on our spring walkaround. The dam and benches should be put out next week.
- b. Reminder to homeowners please don't put brush out to the curb before the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday pick-ups.

- c. Report Attached

## **7. OLD BUSINESS:**

Covered in the committee reports given.

## **8. NEW BUSINESS:**

Mini Flags: Request to place 50 mini flags in the garden and around the flag pole for the Fourth of July holiday. **A motion was made, seconded and approved to place the 50 mini flags out in the garden and around the flag pole. (7-0 in favor)**

Small Claims: The Association has received a small claims court notice. A homeowner is has put a \$1,000 claim against the Association for a \$25 late fee charged.

Mulch: Laurie Kushner reported that she has 2 barrels full of black mulch available. If any homeowners are interested, please reach out to Laurie.

## **9. NEXT MEETINGS:**

- a. The July Board Meeting will be held on Wednesday, July 27, 2022 at 6:30 PM.
- b. Future meeting dates:
  - August 24, 2022
  - September 21, 2022 – Annual Meeting
  - September 28, 2022
  - October 26, 2022

## **10. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the June 22, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

BALANCE SHEET

AS OF MAY 31, 2022

	CD	Maturity	DECEMBER	MAY		
	Rate	Date	Balance	Balance	Variance to Prior Year	
			2021	2022	Increase/(Decrease)	COMMENTS
<b>ASSETS</b>						
<b>General Operations</b>						
Cash - M&T Bank			\$ 40,869	\$ 47,347	\$ 6,478	Bank Stmt & Recon posted on the Portal
Petty Cash - Clubhouse			300	300	-	
Emergency Reserve - Key Bank Savings			-	5,500	5,500	Bank Stmt & Recon posted on the Portal
Total Cash for General Operations			\$ 41,169	\$ 53,147	\$ 11,978	
<b>Roof Replacement Reserve Funds</b>						
Cash - Key Bank Checking			\$ 132	\$ 2,954	\$ 2,822	Bank Stmt & Recon posted on the Portal
Prepaid Taxes - CPA			\$ -	\$ -		
Accounts Receivable - Common Fees			25	200	175	
Accounts Receivable - Billings						
Accounts Receivable - New Homeowners			-	-	-	
<b>TOTAL ASSETS</b>			<b>\$ 41,326</b>	<b>\$ 56,301</b>	<b>\$ 14,975</b>	
<b>CURRENT LIABILITIES</b>						
<b>General Operations</b>						
Accounts Payable			\$ 15,510	\$ 6,118	\$ (9,392)	
Loans Payable to Residents				\$ 45,000	45,000	4 Loans for Roof Replacements
Prepaid Fees			34,361	10,136	(24,225)	
Total			\$ 49,871	\$ 61,254	\$ 11,383	
<b>EQUITY</b>						
Roof Replacement Reserve Funds			\$ 132	2,954	\$ 2,822	
Emergency Reserve			-	5,500	5,500	
Retained Earnings			(8,677)	(8,676)	1	
Adjustments to Retained Earnings						
P&L Year-To-Date				(4,731)	(4,731)	
Total			\$ (8,545)	\$ (4,953)	\$ 3,592	
<b>TOTL LIABILITIES &amp; EQUITY</b>			<b>\$ 41,326</b>	<b>\$ 56,301</b>	<b>\$ 14,975</b>	
Accounts Receivable = residents who are behind in payment of common fees						
Prepaid Fees = residents who have paid common fees in advance; e.g. paid for the year						

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

MAY 31, 2022

	ACTUALS FOR MAY		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**GENERAL OPERATIONS**

<b>REVENUES</b>					
Common Fees	\$ -	\$ 163,800		\$ 327,600	
New Homeowner Fees	2,000	2,000		6,000	One unit closed in May. One closing in June.
Late Charge Income	75	700		400	
Interest Income - Regular Operations			-		
Other Income			-	100	
<b>Total Income</b>	<b>\$ 2,075</b>	<b>\$ 166,500</b>	<b>\$ -</b>	<b>\$ 334,100</b>	
<b>CONTRACT SERVICES</b>					
Grounds Maintenance -- Lawn	\$ 4,766	23,906		\$ 56,526	Gas Surcharge \$75 per month since December. Per contract.
Insurance	3,449	22,404		43,902	
Property Management Fees	1,204	6,019		14,520	
Snow Removal	2,108	10,538		25,390	
Trash Removal - TJMG	833	4,037		9,407	
Trash Removal - Waste Management	676	3,884	-	8,315	
<b>Total Contract Services</b>	<b>\$ 13,036</b>	<b>\$ 70,788</b>	<b>\$ -</b>	<b>\$ 158,060</b>	
<b>CHIMNEY &amp; ROOF MAINTENANCE</b>					
Roof Repairs & Maintenance			-	\$ 4,000	
Chimney Repairs	\$ 10,000	\$ 12,000	-	10,000	3 Clusters done in advance of roof replacements
<b>Total Roof &amp; Chimney Maint.</b>	<b>\$ 10,000</b>	<b>\$ 12,000</b>	<b>\$ -</b>	<b>\$ 14,000</b>	
<b>GENERAL MAINTENANCE &amp; REPAIRS</b>					
Lights Purchased, Repairs & Maint.	\$ 31	\$ 99			
Painting & Siding					
Repair/Replace Steps/Sidewalks to Pavers					
Mailbox/paper box replacement		380			
Clubhouse Repairs and Maint		293			
Maint./Repairs - TJMG Properties					
Structure & Misc. Maint./Repairs	297	297	\$ -	-	
<b>Total Gen. Maint. &amp; Repairs</b>	<b>\$ 328</b>	<b>\$ 1,069</b>		<b>\$ 12,000</b>	



KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

MAY 31, 2022

	ACTUALS FOR MAY		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**GENERAL OPERATIONS - Continued**

**CLUBHOUSE/RECREATIONAL EXPENSES**

Social & Clubhouse Expenses				\$ 1,000	
Clubhouse Improvements	-		-	1,000	
Pool Repairs	480	1,012		9,000	TJMG and Greg Cohen
Pool Maintenance		279		9,000	Onondaga County Health Dept
Water - Pool				2,400	
Water - Clubhouse	42	201		200	
Electricity	303	1,708		5,050	
Other Utilities - Phone, Internet	156	468	-	950	
<b>Total Clubhouse/Recreational Exp.</b>	<b>\$ 981</b>	<b>\$ 3,668</b>	<b>\$ -</b>	<b>\$ 28,600</b>	

**GROUNDS EXPENSES**

Tree Service & Garden Maint.				\$ 25,680	
Planting & Flowers	-			800	
Grounds Maint. - HOA				5,000	
Ponds & Stream Maintenance		21		12,000	
Energy Cost for street lighting	-	-	-	1,320	
<b>Total Grounds Expenses</b>	<b>\$ -</b>	<b>\$ 21</b>	<b>\$ -</b>	<b>\$ 44,800</b>	

**OTHER EXPENSES**

Legal & Accounting		\$ 2,570		\$ 4,000	
Taxes, etc.		182		500	
Miscellaneous	11	533	\$ -	1,340	
<b>Total Other Expenses</b>	<b>\$ 11</b>	<b>\$ 3,285</b>	<b>\$ -</b>	<b>\$ 5,840</b>	

**TOTAL OTHER EXPENSES**

<b>TOTAL OTHER EXPENSES</b>	<b>\$ 24,356</b>	<b>\$ 90,831</b>	<b>\$ -</b>	<b>\$ 263,300</b>	Total of 10 checks written during May
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**REGULAR OPERATING PROFIT & LOSS**

<b>REGULAR OPERATING PROFIT &amp; LOSS</b>	<b>\$ (22,281)</b>	<b>\$ 75,669</b>	<b>\$ -</b>	<b>\$ 70,800</b>	
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Funds Transferred from Common Fees to Roof Reserve

(29,900) (59,800)

Funds transferred from Common Fees to General Reserve

(5,500) (11,000)

Interest Income - Reserves

\$ - - -

**Total Funds Transferred**

\$ - \$ (35,400) \$ - \$ (70,800)

**NET OPERATIONAL PROFIT & LOSS**

**\$ (22,281) \$ 40,269 \$ - \$ -**

Monthly/YTD Excess Income over (under) Expenses

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT  
 MAY 31, 2022

	ACTUALS FOR MAY		TOTAL YEAR		COMMENTS
	MONTH	YEAR-TO-DATE	FORECAST	BUDGET	

**ROOF REPLACEMENT FUND (CAPITAL ACCOUNT)**

<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE (as of 1/1/2021)</b>	\$ 132	\$ 132		\$ 132	
Funds Transferred to Roof Replacement Reserve		29,900		\$ 59,800	
Additional Funds Transferred from Retained Earnings			\$ -		
Other Replacement Income -- Loans	\$ 45,000	45,000			4 Loans from residents
Expenditures	\$ (72,078)	(72,078)	\$ -	\$ (40,370)	Units 601, 03, 05, 07, and 09 done in May. Units 701, 03, 05, 07 scheduled for July. Clubhouse scheduled for October.
<b>NET ROOF REPLACEMENT GAIN OR (LOSS) TO THE FUND</b>	<b>\$ (27,078)</b>	<b>\$ 2,822</b>	<b>\$ -</b>	<b>\$ 19,430</b>	

<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE</b>		<b>\$ 2,954</b>	<b>\$ -</b>	<b>\$ 19,562</b>	
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<b>KEY BANK CASH BALANCE</b>	\$ -	\$ 30,032		\$ 19,562	
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**GENERAL RESERVE FUND (CAPITAL ACCOUNT)**

<b>GENERAL RESERVE CAPITAL FUNDS</b>	\$ -	\$ -	\$ -	\$ -	
Funds Transferred to General Reserve		5,500		\$ 11,000	
Additional Funds Transferred			\$ -		
Other Income			\$ -		
Expenditures		-	\$ -		
<b>NET GENERAL RESERVE GAIN OR (LOSS) TO THE FUND</b>	<b>\$ -</b>	<b>\$ 5,500</b>	<b>\$ -</b>	<b>\$ 11,000</b>	

<b>GENERAL RESERVE CAPITAL FUNDS BALANCE</b>	<b>\$ -</b>	<b>\$ 5,500</b>	<b>\$ -</b>	<b>\$ 11,000</b>	
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<b>KEY BANK CASH BALANCE</b>	\$ -	\$ 5,500			
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# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

**June 22, 2022, BOARD MEETING**

## **CHIMNEY REPAIR INFORMATION:**

Inspection of Clubhouse chimney – waiting to hear from mason.

## **ROOF REPLACEMENTS:**

- ✓ **Cluster 7A (four roofs)** – scheduled for replacement beginning July 8<sup>th</sup>.
- ✓ **Unit 701** – Resident requested quote to install two solar tubes during roof replacement. Custom Quality to provide quote is work is feasible.

## **FUNDING FOR ROOF REPLACEMENTS:**

- ✓ Funding requirements of \$35,000 schedule for July 1.

## **ROOF REPAIR INFORMATION:**

- **Unit 202** – New leaks occurred intermittently. Custom Quality in frequent contact with the resident. **Roof replaced in 2015**
- **Unit 715** Roof leak in living room. Custom Quality investigated. **Roof replaced in 2018**
- **Unit 815** Repair scheduled during replacement of cluster 7A. Board approved up to \$2,500 for repairs at May meeting. **The Roof was replaced in 2011.**

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

# HOA BY-LAWS COMMITTEE REPORT

JUNE 22, 2022, BOARD MEETING

At the request of the President of the Kimry Moor HOA, the “Executive Board Sessions” was moved to Article V11 (Meeting of Directors), Section 5 from Article V (Meetings of Members), Section 9.



Clubhouse Committee Report  
June 22, 2022

The Light audit was performed by Willdan representative, Paul Pierce. The report is attached below. As stated, the cost can be billed one of two ways, monthly or in full with a 10% discount. If we choose to use Willdan, National Grid will pick up a percentage (up to 60%) of the full cost as well. I will discuss what was presented with Greg Cohen to see what his price might be for the same work. Paul said we were in pretty good shape as many of our lights were already replaced with energy saving units. I am still trying to get National Grid to audit Heating, AC and Hot Water Heater. That will info will be shared when I get the inspection.

I have replaced the keys to the clubhouse for several residents due to having a key that doesn't work in the lock. Last summer there was a lock problem repair which has left keys unusable.

The Greenman's rehearsal dinner went well. The tent went up Friday morning. The party appeared to go well for the family. This was a smart move during the pandemic to keep guests outside and safer. Parking was not a problem.

The calendar is filling up which is nice to see after the clubhouse being unused for so long.

Respectively Submitted  
Barbara Arnold



# KIMRY MOOR HOMEOWNERS ASSOCIATION

## MAINTENANCE COMMITTEE REPORT

JUNE 22, 2022

The Maintenance Committee has received the following request since the May 25, 2022 meeting of the Board of Directors -

Unit 711 - Power Washing

Unit 823 - Repair/Repainting on Side Door of the Garage along with its Framing

Unit 905 - Parging of Back Wall Under Balcony

Clubhouse - Replacement & Installation of Garbage Disposal

The Clubhouse Parking Lot Lights were determined to be working, only the lightbulbs had to be replaced.

The Street Lights No. 3 Pole (flagpole) & No. 4 Pole (across from Unit 907) are not working, at this time the Maintenance Committee is awaiting an estimate from electrician to run a new wire from Street Light Pole No. 4 to Street Light Pole No. 3 to the Clubhouse. This estimate cannot be done until Dig Safely comes to mark the area where the work will be done. A request to mark the area was submitted to Dig Safely.

The following request was completed since the May 25, 2002 meeting of the Board of Directors -

Unit 635 - Repair & Painting of Entryway Doors and Garage Side Door.

Previously reported, the Maintenance Committee has received the following request for power washing, paging and paint -

Unit 104 - Sidewalk slates need to be repaired or replaced

Unit 203 - Paint garage door

Unit 204 - Paint around garage

Unit 301 - Parging

Unit 303 - Power washing

Unit 303 - Water in front common area needs to be diverted

Unit 304 - Paint front door with KM color

Unit 402 - Power washing

Unit 403 - Driveway has sink hole causing gap between driveway and garage door

Unit 404 - Power washing

Unit 405 - Driveway has sink hole causing gap between driveway and garage door

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 505 - Paint wood trim around window

Unit 505 - Brick molding and sill need to be replaced.

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 523 - Power washing

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

JUNE 22, 2022

(continued)

Unit 603 - Power washing

Unit 604 - Power washing

Unit 605 - Sidewalk slates need to be repaired or replaced.

Unit 607 - Power washing

Unit 608 - Power washing sidewalk

Unit 609 - Paint front door dent (NOT CONFIRMED)

Unit 702 - Power washing

Unit 704 - Power washing

Unit 707 - Power washing

Unit 707 - Sidewalk slates need to be repaired or replaced

Unit 803 - Power washing

Unit 803 - Repair molding around garage needs to be replaced.

Unit 815 - Power washing

Unit 817 - Power washing

Unit 817 - Paint garage door

Unit 817 - Repair siding upon front door

Unit 827 - Paint garage door trim

Unit 905 - Power washing

Unit 907 - Power washing

Greg Cohen informed the Maintenance Committee that there is an infestation of mice in the basement of the Clubhouse's basement. Although garage has been cleaned, we are waiting for pool furniture to be removed and basement cleaned.

Richard J. Greene

Chair, Maintenance Committee

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## MAINTENANCE COMMITTEE REPORT

JUNE 22, 2022

UPDATED

The Maintenance Committee has received the following request since the May 25, 2022 meeting of the Board of Directors -

Unit 304 - Replacement of Garage Door

Unit 605 - Repair or Replacement of Damaged Mailboxes

Unit 711 - Power Washing

Unit 823 - Repair/Repainting on Side Door of the Garage along with its Framing

Unit 905 - Parging of Back Wall Under Balcony

Clubhouse - Replacement & Installation of Garbage Disposal

With approval of the Board, the walkway of Unit 707 was repaired and/or replaced. Previously, Units 104 & 605 reported trip hazards with their walkways, so the Chair of the Maintenance Committee authorized the repair of the walkways of Units 104 & 605 after the repair/replacement of the walkway of Unit 707.

The Clubhouse Parking Lot Lights were reported to be not working. The Maintenance Committee determined that there was power to these Lights, so the lightbulbs were replaced.

The Street Lights No. 3 Pole (flagpole) & No. 4 Pole (across from Unit 907) were reported to be not working. The Maintenance Committee determined that there was no power to these Light Poles. At this time the Maintenance Committee is awaiting an estimate from electrician to run a new wire from Street Light Pole No. 4 to Street Light Pole No. 3 to the Clubhouse. This

estimate can not be done until UDig NY (Dig Safely) comes to mark the area where the work will be done. A request to mark the area was submitted to Dig Safely on June 15th.

While determining the source of power for Street Lights No. 3 Pole (flagpole) & No. 4 Pole (across from Unit 907), it was verified that power to either of these Street Lights was not coming from Unit 114.

The following request was completed since the May 25, 2002 meeting of the Board of Directors -

Unit 635 - Repair & Painting of Entryway Doors and Garage Side Door.

The Maintenance Committee was requested to prepare a budget for the Power Washing Program. Although Greg Cohen has been power washing Units in Kimry Moor in the past, he decided that he can not safely power wash the two-story Units.

There are approximately 39 one-story Units. Greg Cohen's current pricing of the one-story units is \$100 per Unit. Therefore, the cost for the one-story Two Unit Clusters is \$200, Three Unit Clusters is \$300, and Four Unit Clusters is \$400.

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

JUNE 22, 2022

UPDATED

(continued)

The Maintenance Committee received an estimate from CNY Power Washing for power washing two-story Units. CNY Power Washing average pricing is \$223.00 per Unit. The quoted cost for 2-story Two Unit Clusters is \$455, Three Unit Clusters is \$689, and Four Unit Clusters is \$845.

Further review of the Power Washing Program will be at the July Meeting of the Board of Directors.

Previously reported, the Maintenance Committee has received the following request for power washing, paging and paint -

Unit 203 - Paint garage door

Unit 204 - Paint around garage

Unit 301 - Parging

Unit 303 - Power washing

Unit 303 - Water in front common area needs to be diverted

Unit 304 - Paint front door with KM color

Unit 402 - Power washing

Unit 403 - Driveway has sink hole causing gap between driveway and garage door

Unit 404 - Power washing



Unit 405 - Driveway has sink hole causing gap between driveway and garage door

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 505 - Paint wood trim around window

Unit 505 - Brick molding and sill need to be replaced.

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 523 - Power washing

Unit 603 - Power washing

Unit 604 - Power washing

Unit 607 - Power washing

Unit 608 - Power washing sidewalk

Unit 609 - Paint front door dent (NOT CONFIRMED)

Unit 702 - Power washing

Unit 704 - Power washing

Unit 707 - Power washing

2 OF 3

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

JUNE 22, 2022

UPDATED

(continued)

Unit 803 - Power washing

Unit 803 - Repair molding around garage needs to be replaced.

Unit 815 - Power washing

Unit 817 - Power washing

Unit 817 - Paint garage door

Unit 817 - Repair siding upon front door

Unit 827 - Paint garage door trim

Unit 905 - Power washing

Unit 907 - Power washing

Clubhouse - Infestation of Mice

Richard J. Greene & Ed Dera

Maintenance Committee



## Architectural Control Committee Report June 2022

1- A letter was received and read from a homeowner who is asking the Board to investigate the ramp at unit 302 which they feel gives the wrong impression of Kimry Moor and should be out of sight in the garage not on the exterior of the unit. It was decided a letter would be sent to the owner asking for evidence of the ramp installation being approved and medical need for the ramp.

2- Unit 525 asks for the approval for new windows to replace current aged windows,also the installation of a deck enclosure on the existing deck. There is no expense to the HOA and the homeowner and successive homeowners are responsible for the new deck roof.Approved.

3- Unit 702 requests razing the current deck and building a new deck. The footprint will be the same. There is no expense to the HOA. Approved

Tree & Garden Committee Report  
June 22, 2022

The committee has scheduled a "walk-through" of the Kimry property with Jason (Bartlett) for Wednesday, June 29, 2022 at 1:30 - 3:30 pm to determine work to be scheduled.

We are very aware of the tree and re-seeding concerns of the residents. Their concerns are not being ignored. The jobs are on a list and have been prioritized. It is apparent that staffing issues has been a real concern with being able to get work done in a timely manner. We will be persistent with the companies so that the jobs will be completed throughout the summer.

I thank the residents for their continued patience.

Respectively Submitted  
Joanie Yanno

Grounds Committee Report  
June 22, 2022

I am working with Keith at TJMG to address the various ground concerns we noted on our spring walkaround:

1. We recognize that topsoil and seeding is needed in a number of areas. TJMG does not have the manpower to complete this project. I am currently obtaining quotes from Mike of Intex and hope to have this matter addressed in the next few weeks.
2. Keith and I will be meeting this week with Brightview landscaping to address weed control in the creeks
3. A drone video was taken of the community so TJMG and the grounds committee could create a long-range plan for landscape maintenance
4. Keith confirmed that our two outstanding work orders: installing the dam and putting out the park benches, will be completed early next week.
5. Letters were sent to five homeowners reminding them of their obligation to maintain the 10ft area around their unit
6. Reminder to homeowners please don't put brush out to the curb before the Tuesday pick-ups.

Respectively Submitted  
Linda Crawford

Welcome Committee Report  
June 22, 2022

Susan & John Muller, who recently closed on 803 KM, were welcomed to the community and given the packet of information to help with their move in process. They will actually start residing here Wed, June 22<sup>nd</sup>.

Submitted by  
Linda Shapess



**Kimry Moor Homeowners Association**  
**Board of Directors' Meeting**  
**July 27, 2022**  
**Via Zoom, 6:30 pm**  
**Approved**

**PRESENT:** P. Curtin, J. McLoughlin, L. Kushner, Barb Arnold, M. Sargent, J. Yanno, P. Haynor, Richard Greene, L. Crawford and Kathryn Wolff of TJMG Properties.

**1. PRESIDENT'S OPENING REMRKS:**

- a. An Organizational Meeting was held on July 6, 2022. The new officers elected are Janet McLoughlin as Vice President and Laurie Kushner as Treasurer. Thank you to Michele Sargent for her service as Treasurer. The updated Board and Committee list for 2022 was not sent with the agenda, but will be sent at a later date.
- b. We received many nice comments on the mini flags that in the garden and around the flag pole.
- c. We received a very nice "Thank You" note from the Greenman's for the use of the tent in clubhouse parking lot.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the revised Minutes of the June Board of Directors meeting minutes and the revised Special meeting minutes. **A motion was made, seconded and approved to accept the June Board of Directors meeting minutes. (9-0 in favor).**

**3. RESIDENT COMMENTS:**

- a. No requests were received prior to today's meeting, however Judy G asked to have a letter read to the board about the swale running between 102 and 108.

**4. NOMINATION and APPROVAL:**

Covered in Presidents Report.

**5. SECRETARY'S REPORT:**

- a. Barb Arnold reported that a letter was sent to the bank requesting a change of signatures on the accounts removing Michele Sargent and adding Laurie Kushner as new treasurer

**6. TREASURER'S REPORT:**

- a. Pat Curtin announced that they will be using the financial report format generated by TJMG Properties through AppFolio going forward. This will replace the old report format

used by the Treasurer. Pat Curtin presented the June 2022 Budget Comparison Report and Balance Sheet. **A motion was made, seconded and approved to accept the June 2022 Budget Comparison Report and Balance Sheet, and the Check Register and Bank Reconciliation are on the Portal. (9-0 in favor)**

- b. Request for approval to pay the National Grid bill in the amount of \$514.14. **A motion was made, seconded and approved to pay the bill. (9-0 in favor)**
- c. The June financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

- a. TJMG Properties reported that we will not be mowing this week due to the dry conditions. Mark is in constant contact with Linda Crawford making her aware of what our plans are.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reported that we have completed the Clubhouse chimney will be inspected and evaluated in September. The Clubhouse roof is scheduled to be replaced by Custom Quality in October also.
- b. Report attached.

### **By-laws Committee Report:**

- a. Report attached.

### **Clubhouse Committee Report:**

- a. Barbara Arnold reviewed her report also sharing some exciting news about future events.
- b. Report attached.

### **Maintenance Committee:**

- a. Richard Greene reported that while the electrician was working on the street light repairs, it was discovered that Spectrum cut the electrical line by accident. The wire from the Clubhouse had been damaged when Spectrum buried a new underground cable two years ago. There is no liability on the part of Spectrum. Request for an additional \$1,000 to repair the damaged wired and other wires in the Street Light Poles

that may need to be replaced. **A motion was made, seconded and approved for up to \$2,000 for the repair. (9-0 in favor)**

- b. Richard Greene reported that Ed Dera will be heading up the power washing project and obtaining bids.
- c. Report attached.

#### **Pool Committee Report:**

- a. Richard Greene reported that the pool is still leaking. Ron Muraca will be heading up a plan for how to handle.
- b. Request for a motion is requested to thank Carol Decker for her offer to pay for the used Combustion Blower and the time and labor of Greg Cohen. **A motion was made, seconded and approved to thank Carol. (9-0 in favor)**
- c. Report attached.

#### **Architectural Committee Report:**

- a. Jill Brooks reviewed all requests received with the Board. The Architectural Control Committee has requested that the homeowner of unit 302 submit the necessary information to present to the Board for approval since the ramp had never been approved.
- a. Requests for approval:
  - 201 – requested a ramp to be built at the front of the unit for the homeowner’s needs. **(Previously approved by electronic vote)**
  - 301 – requested to build a new patio **(6-3 in favor)**
- b. It appears that the size of the patios of many homeowners may be in violation. Jill will give a list of those violations at the next meeting.
- c. Report attached.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reported that she has not receive a tree list from Jason at Bartlett Tree yet. She has received multiple concerns **from** the homeowners regarding when the work will be done. All work will be prioritized and communicated to the homeowners. The sprinkler system is not working well. We are working on a repair to the system.
- b. **Work done by the committee is done as follow 1. Safety 2. Health of the overall grounds, 3. Aesthetics.**
- c. Report attached.

### **Grounds Committee Report:**

- a. Linda Crawford reviewed her report with the Board.
- b. Report Attached

### **Nominating Committee Report:**

- a. Janet McLoughlin reported that there are three openings on the Board this year. Pat Curtin, Joan Yanno and Janet McLoughlin. Janet will not be seeking re-election. A nomination letter will be sent to the homeowners.

### **8. OLD BUSINESS:**

Small Claims: Pat Curtin and Joe Greenman attended the small claims hearing. The case was dismissed.

### **9. NEW BUSINESS:**

TJMG New Hourly Rates: The HOA received a letter from TJMG Properties advising them of their new hourly maintenance rate increase for maintenance and construction services.

### **10. NEXT MEETINGS:**

- a. The August Board Meeting will be held on Wednesday, August 24, 2022 at 6:30 PM.
- b. Future meeting dates:
  - September 21, 2022 – Annual Meeting
  - September 28, 2022
  - October 26, 2022

### **11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the July 27, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

# HOA Pack Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: Jun 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Common Fees	0.00	0.00	0.00	163,800.00	163,800.00	0.00	327,600.00
New Homeowner Fee	#803 2,000.00	0.00	2,000.00	4,000.00	3,000.00	1,000.00	6,000.00
Late Fee Income	0.00	33.33	-33.33	700.00	200.02	499.98	400.00
Miscellaneous Income	0.00	8.33	-8.33	0.00	50.02	-50.02	100.00
<b>Total Operating Income</b>	<b>2,000.00</b>	<b>41.66</b>	<b>1,958.34</b>	<b>168,500.00</b>	<b>167,050.04</b>	<b>1,449.96</b>	<b>334,100.00</b>
<b>Expense</b>							
Insurance	Linda 3,449.00	3,658.50	209.50	25,852.58	21,951.00	-3,901.58	43,902.00
Grounds Maintenance Non-Contract	Linda 21.06	416.67	395.61	21.06	2,500.02	2,478.96	5,000.00
Taxes: Property, Income	Treas 0.00	41.67	41.67	181.84	250.02	68.18	500.00
Legal & Accounting	Treas 0.00	333.33	333.33	2,570.00	2,000.02	-569.98	4,000.00
Maintenance & Repair	R. Greene 0.00	1,000.00	1,000.00	296.68	6,000.00	5,703.32	12,000.00
M&R: Mailboxes	R. Greene 264.60	0.00	-264.60	644.57	0.00	-644.57	0.00
M&R: Roofs	C. Pilon 0.00	333.33	333.33	0.00	2,000.02	2,000.02	4,000.00
M&R: Chimneys	C. Pilon 0.00	833.33	833.33	12,000.00	5,000.02	-6,999.98	10,000.00
M&R: Steps/Sidewalks	R. Greene 1,525.00	0.00	-1,525.00	1,525.00	0.00	-1,525.00	0.00
M&R: Lights	R. Greene 0.00	0.00	0.00	99.35	0.00	-99.35	0.00
M&R: Clubhouse	R. Greene 0.00	83.33	83.33	292.50	500.02	207.52	1,000.00
Property Management	Treas 1,203.75	1,210.00	6.25	7,222.50	7,260.00	37.50	14,520.00
Utilities: Power/Phone/Water	Treas 248.55	826.67	578.12	2,625.11	4,960.02	2,334.91	9,920.00
Trash Removal	Treas 780.30	1,476.92	696.62	8,701.94	8,861.52	159.58	17,723.00
Snow Removal	Treas 2,107.56	2,115.83	8.27	12,645.36	12,695.02	49.66	25,390.00
Grounds Maintenance Contract	Treas 4,766.04	4,710.42	-55.62	28,671.24	28,262.52	-408.72	56,525.00
Tree Service	Joan Y 0.00	2,140.00	2,140.00	0.00	12,840.00	12,840.00	25,680.00
Planting & Flowers	Joan Y 0.00	66.67	66.67	0.00	400.02	400.02	800.00
Pool Maintenance	R. Greene 184.98	750.00	565.02	887.74	4,500.00	3,612.26	9,000.00
Pool Repairs	R. Greene 2,009.16	750.00	-1,259.16	2,597.51	4,500.00	1,902.49	9,000.00

# HOA Pack Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pond & Stream Maintenance	105.30	1,000.00	894.70	126.36	6,000.00	5,873.64	12,000.00
Clubhouse Expenses	364.61	83.33	-281.28	364.61	500.02	135.41	1,000.00
Miscellaneous Expense	8.38	111.67	103.29	543.57	670.02	126.45	1,340.00
<b>Total Operating Expense</b>	<b>17,038.29</b>	<b>21,941.67</b>	<b>4,903.38</b>	<b>107,869.52</b>	<b>131,650.26</b>	<b>23,780.74</b>	<b>263,300.00</b>
Total Operating Income	2,000.00	41.66	1,958.34	168,500.00	167,050.04	1,449.96	334,100.00
Total Operating Expense	17,038.29	21,941.67	4,903.38	107,869.52	131,650.26	23,780.74	263,300.00
<b>NOI - Net Operating Income</b>	<b>-15,038.29</b>	<b>-21,900.01</b>	<b>6,861.72</b>	<b>60,630.48</b>	<b>35,399.78</b>	<b>25,230.70</b>	<b>70,800.00</b>
<b>Other Expense</b>							
Roof Replacement Reserve	0.00	0.00	0.00	74,900.00	29,900.00	-45,000.00	59,800.00
Emergency Reserve	0.00	916.67	916.67	5,500.00	5,500.02	0.02	11,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>916.67</b>	<b>916.67</b>	<b>80,400.00</b>	<b>35,400.02</b>	<b>-44,999.98</b>	<b>70,800.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-916.67</b>	<b>916.67</b>	<b>-80,400.00</b>	<b>-35,400.02</b>	<b>-44,999.98</b>	<b>-70,800.00</b>
Total Income	2,000.00	41.66	1,958.34	168,500.00	167,050.04	1,449.96	334,100.00
Total Expense	17,038.29	22,858.34	5,820.05	188,269.52	167,050.28	-21,219.24	334,100.00
<b>Net Income</b>	<b>-15,038.29</b>	<b>-22,816.68</b>	<b>7,778.39</b>	<b>-19,769.52</b>	<b>-0.24</b>	<b>-19,769.28</b>	<b>0.00</b>

*Like  
Barb  
Trees*

## Balance Sheet

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: 06/30/2022

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
M&T Bank Checking Account x0201	59,331.67
Key Bank Checking Account x2531 (Roof)	2,954.35
Key Bank Savings Account x8386 (Emergency)	5,500.15
Petty Cash - Clubhouse	300.00
<b>Total Cash</b>	<b>68,086.17</b>
Accounts Receivable	225.00
<b>TOTAL ASSETS</b>	<b>68,311.17</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Loan Payable - <del>xxxxxx</del>	15,000.00
Loan Payable - <del>xxxxxx</del>	5,000.00
Loan Payable - <del>xxxxxx</del>	15,000.00
Loan Payable - <del>xxxxxx</del>	10,000.00
Prepaid Fees	41,285.80
Accounts Payable	2,016.45
<b>Total Liabilities</b>	<b>88,302.25</b>
<b>Capital</b>	
Emergency Reserve Fund	5,500.15
Roof Replacement Fund	2,954.35
Retained Earnings	-8,676.06
Calculated Retained Earnings	-19,769.52
<b>Total Capital</b>	<b>-19,991.08</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>68,311.17</b>



## **Clubhouse/ Social Committee Report**

**July 27, 2022**

**Linda Shapass, Joanie Yanno and I met to discuss a social event for the community. We would welcome any new residents as well as enjoying current residents. The theme will be “International Appetizer Extravaganza”. We would like to plan for an outside event with a nominal fee to cover some of the expenses. The tentative date is Sept. 11, 2022 from 3:00-5:30. We hope to include Italian, Greek, Mexican, Bavarian, Chinese and American Fare. Anyone interested in Helping should contact Barbara or Linda.**

**Between now and then we also thought perhaps an ice cream social by the pool.**

**Clubhouse Rules and the Tent Use rules are still in the works and will be sent to the board for approval when finished.**

**The key situation is being taken care of. Richard Greene and I have gotten the new pool keys and the clubhouse copies distributed to the resident who either have no key or have a key that no longer works. I have the copies if you hear of anyone who needs new keys.**

**I will be asking to have the clubhouse cleaned again. The first cleaning after the pandemic was \$125.00. I will have a schedule for cleaning set up with Teri with a set price.**

### **Secretary’s report.**

**One Letter signed to the bank requesting a change of signatures on the accounts removing Michele Sargent and adding Laurie Kushner as new treasurer.**

**Respectively Submitted,**

**Barbara Arnold**

# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

**JULY 27, 2022, BOARD MEETING**

## **CHIMNEY REPAIR INFORMATION:**

Inspection of Clubhouse chimney – scheduled for mid-September

## **ROOF REPLACEMENTS:**

- **Cluster 7A (four roofs)** – completed on July 1, 2022  
Cost was \$59,337 – Board of Directors (BoD) previously approved cost was \$54,400. On July 6, the BoD approved an additional \$4,937 for replacement of 52 sheets of plywood, etc.
- **Clubhouse roof** scheduled for mid-October.

## **FUNDING FOR ROOF REPLACEMENTS:**

- Funding requirement of \$37,000 was received in early July.
- To avoid an overdrawn condition in the roof replacement reserve at Key bank, \$5,000 from General Operations was transferred to the reserve. This covered the additional plywood cost explained above.
- Reserve balance at end of July is \$135 – see attached report.

## **ROOF REPAIR INFORMATION:**

- **Unit 202** – New leaks occurring intermittently during 2022. Leaks at this unit started in 2000. On July 16, Custom Quality decided to remove the shingles on the North side of the unit and investigate the problem again. They determined the cause of the recent leaks was a 2 x 4 that popped up on the front left side of the chimney that lifted the plywood enough to pierce the waterproof underlayment installed in October 2011. The 2x4 framework was re-nailed, new ice & water barrier was installed as well as new shingles. Pictures are available upon request. Since it was a structural issue underneath the roof, Custom Quality will bill the HOA. Awaiting receipt of invoice. **The committee anticipates the total cost to exceed \$1,000 with billing to the HOA estimated at between \$650 to \$750. Item was tabled. Roof replaced in 2015**
- **Unit 610** – Owner notified Custom Quality of a leak around kitchen exhaust. – it need replacement at owner's expense. For now, Custom Quality will caulk around the exhaust and remains in contact with owner. **Roof replaced in 2018.**
- **Unit 815** Repair scheduled in August. BoD approved up to \$2,500 for repairs at the May meeting. **The Roof was replaced in 2011.**

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## MAINTENANCE COMMITTEE REPORT

July 27, 2022

In 2021, the Maintenance Committee reported that Street Lights Poles No. 3 (flagpole) & No. 4 (across from Unit 907) were reported not to be working. The Committee determined that there was no power to Street Light Poles No. 3 & 4. TJMG requested Patrino Electric to determine what had caused this loss of power to Street Light Poles No. 3 & 4 and give an estimated cost to restore this loss of power. Patrino estimated the cost of the work to be \$2,462.40, but this work would be only **“temporary until proper excavation, wiring and conduit could be installed”**. This proposal from Patrino Electric was not approved by the Board.

In 2022, the Maintenance Committee, Mark Bright and Greg Cohen revisited the loss of power to Street Light Poles No. 3 & 4. It was agreed that the proposed work from Patrino Electric was not feasible since the “temporary” wiring would have to be buried in the forest behind Units 201 & 203. and would result in damaging the trees and/or the tree roots.

Historic records indicated that the power to Street Light Pole No 3 came from Unit 116, while power to Street Light Pole No. 4 came from Unit 201. Mark Bright of TJMG believed that Street Light Poles No. 3 & 4 were receiving power from the Clubhouse.

Since the HOA was reimbursing Unit 116 for providing Street Light Pole No. 3 and Unit 201 for providing power to Street Light Pole No. 4, the Maintenance Committee visited these respective Units to view their respective circuit boxes. It was found that Unit 116 was providing power to Street Light Pole No. 2 (HOA documents showed that Unit 112 was providing power to Street Light No. 2), while Unit 201 was not providing power to Street Light Pole No. 4.

To resolve where the power originated from for Street Lights Poles No. 3 & 4, Greg Cohen used his "Locator". The "Locator" indicated that the wiring to Street Light Poles No. 3 & 4 came from the Clubhouse. After Dig Safely (required by NYS before any trenching or digging could begin) "planted" their flags to indicate where the main electrical power, cable and water lines were located between the Clubhouse and Unit 201, an electrician was hired to determine how best to resolved the situation (Electronic vote approved the expenditure of \$1,000 on July 9, 2022 for this work).

The electrician verified that Street Light Poles No. 3 & 4 were powered from the Clubhouse by trenching several areas. During this work, the electrician found a wire from the Clubhouse that had been damaged when Spectrum buried a new underground cable two years ago. Since the wire from the Clubhouse to Street Light Poles No. 3 & 4 were not buried more than 2-feet, there was no liability on the part of Spectrum.

**The Maintenance Committee is requesting a motion for an additional \$1,000 to repair the damaged wired and other wires in the Street Light Poles that may need to be replaced.**

The Maintenance Committee was requested to prepare a budget for the Power Washing Program. Although Greg Cohen has been power washing Units in Kimry Moor in the past, Greg decided that he cannot safely power wash the two-story Units. There are approximately 39 one-story Units. Greg Cohen's current pricing of the one-story units is \$100 per Unit or \$3,900.

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

JULY 27, 2022

(continued)

The Maintenance Committee receive an estimate from CNY Powering Washing to power wash all of the Units in Kimry Moor. The cost to power wash a 2-Unit Cluster would be \$227.50/Unit, a 3-Unit Cluster would be \$229.66/Unit, and 4-Unit Cluster would be \$211.25/Unit or \$18,728.

**The Maintenance Committee is requesting that the Board of Directors discuss the Power Washing Program.**

The Maintenance Committee has received the following requests since the May 25, 2022 meeting of the Board of Directors -

Unit 302 - Front Door Requested to Be Painted

Unit 304 - Repair of Garage Door

Unit 306 - Repair of Roof Frame

Units 605, 607 & 609 - Repair of Mail & Newspaper Boxes

Unit 903 - Repair of Broken Window

Street Light Pole No. 11 - Repair of Light

Railing Over Swale Bridge - Repair

The following requests were completed since the June 22, 2002 meeting of the Board of Directors -

Units 605, 607 & 609 - mail and newspaper boxes were repair/replaced;  
Unit 823 - the garage door trim and the side door to garage was repaired and painted; and the railing over the Swale Bridge was repaired.

Previously reported, the Maintenance Committee has received the following request for power washing, paging and paint -

Unit 203 - Paint garage door

Unit 204 - Paint around garage

Unit 301 - Parging

Unit 303 - Power washing

Unit 303 - Water in front common area needs to be diverted

Unit 304 - Paint front door with KM color

Unit 304 - Replacement of garage door

Unit 402 - Power washing

Unit 403 - Driveway has sink hole causing gap between driveway and garage door

Unit 404 - Power washing

Unit 405 - Driveway has sink hole causing gap between driveway and garage door

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

JULY 27, 2022

(continued)

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 505 - Paint wood trim around window

Unit 505 - Brick molding and sill need to be replaced.

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 523 - Power washing

Unit 603 - Power washing

Unit 604 - Power washing

Unit 607 - Power washing

Unit 608 - Power washing sidewalk

Unit 609 - Paint front door dent (NOT CONFIRMED)

Unit 702 - Power washing

Unit 704 - Power washing

Unit 707 - Power washing

Unit 711 - Power washing

Unit 803 - Power washing

Unit 803 - Repair molding around garage needs to be replaced.

Unit 815 - Power washing

Unit 817 - Power washing

Unit 817 - Paint garage door

Unit 817 - Repair siding upon front door

Unit 827 - Paint garage door trim

Unit 905 - Power washing

Unit 905 - Parking of back wall under balcony

Unit 907 - Power washing

Clubhouse - Infestation of Mice

Richard J. Greene & Ed Dera

Maintenance Committee



KIMRY MOOR HOMEOWNERS ASSOCIATION

POOL COMMITTEE REPORT

JULY 27, 2022

**The pool heater is on-site and expected to be installed this week!**

BACKGROUND:

After the pool was opened, it became apparent that the pool heater was not working properly. Upon further inspection by Don Bernet, an HVAC contractor who had previously repaired the pool heater two years ago, believed that the combustion blower required replacement.

After contacting the manufacturer, Jandy, of the pool heater, Jandy directed the Pool Committee to search on-line for a replacement to the combustion blower. Pricing on-line for this combustion blower ranged from \$2,455.52 (Zodiac) to \$2,069 (Teledyne) to \$1,710 (Zodias). to \$315 (E-Bay).

Carol Decker of Unit 112, who is Greg Cohen's Mother, offer to pay for a used Combustion Blower that Greg could purchase from E-Bay for \$315 as well as for Greg's time with Don Bernet to help install the blower, so the Pool Committee authorized Don to install the used combustion blower.

**A motion is requested to thank Carol Decker for her offer to pay for the used Combustion Blower and the time and labor of Greg Cohen.**

On July 6, 2022, Don Bernet installed the combustion blower. After starting the pool heater, the pool heater stopped. Don found that the air filter was blocked by a bird's nest, and he removed the bird's nest. Again, Don started the pool heater, and once again the pool heater stopped. Don then opened

the heater exchanger, and he found that the fins of the heat exchange had disintegrated.

At that point the Pool Committee made a decision that the pool heater had to be replaced, so the Committee contacted two manufacturers of pool heaters, Jandy and Pentair. Both manufacturers offered residential and commercial pool heaters, but both manufacturers “strongly” recommended that we only purchase and install an ASME certified pool heater.

After contacting Pentair’s Technical Department, it was suggested that the HOA replace the Jandy pool heater with a Pentair’s Master Temp, Low NOx 400,000 BTU, ASME pool heater. The cost of the Pentair Master Temp was \$3,679.99 plus \$50.00 (shipping) plus \$300 (8% sales tax) or \$4023.32. Expected cost of installing the Pentair Master Temp pool heater will be \$500-\$1,000. The warranty is two (2) years for parts and labor.

The Pool Committee asked for and received approval to purchase, shipping and installation of a new Pentair’s Master Temp pool heater for \$5,000 by electronic vote on July 9, 2022.

Richard J. Greene & Ron Muraca

Kimry Moor Pool Committee

Architectural Control Committee  
July Report

Unit 201 requested a ramp to be built at the front of the unit for the homeowner's needs. An electronic vote was previously taken and passed. It is important to note the homeowner has agreed to the following stipulations in regard to the ramp:

Construction and maintenance is the homeowner's responsibility

The ramp will be stained the same color as the house trim (tudor brown or oxford brown)

When no longer needed the ramp will be removed at homeowner's expense

Ramp will be removed at homeowner's expense prior to sale of unit

Unit 302, the Architectural Control Committee requested that the homeowner submit the necessary information to present to the Board for approval since the ramp had never been approved. The homeowner submitted proof of medical need and filled out the correct forms. The Board voted to approve the ramp.

Unit 301 has requested approval to build a new patio. The Architectural Committee has recommended to the Board that the patio be approved so that the owner can build a 10 x 10 patio which comes from her 3-season room out 10'. There was much discussion but the patio was approved by a 6-3 vote, contingent upon the homeowner removing all wooden pallets on any side of the unit and moving all random furniture from the side/front of the garage. Further the owner submitted 4 different pavers and will need to have the final one approved by the Architectural Committee before building.

Jill Brooks  
Architectural Control Chair

Tree & Garden Committee Report  
July 27, 2022

Laurie Kushner, Janet Mc Loughlin and I met with Jason (arborist) on June 8th to complete the walk through of Kimry. (We were not able to cover the entire property on the initial walk through as it takes hours to thoroughly inspect our property.). At that time, we addressed concerns that were communicated to me by residents. I am awaiting a complete list of work with the price of each job to be discussed and prioritized by the committee.

I am disappointed to report that reseeding has not been completed due to a shortage of workers. I will strive to have the reseeding done in the fall.

A major concern at this time is the malfunction of our sprinkler system. It is obvious to anyone that many of the flowers that were planted under the trees in the median have died, due to a lack of watering. TJMG has inspected and analyzed the problems and will be working on the repair in the near future.

Respectively submitted,  
Joanie Yanno

Grounds Committee Report  
July 27, 2022

- In early July, I met with Keith (TJMG) and Jeff (Brightview) to investigate how to keep the weeds in the swale, creek and pond under control. Jeff is licensed in aquatic chemical treatments. Currently, he is working with the DEC to make sure we would be compliant if we were to move forward with the aquatic weed treatments he recommends. There is a lengthy form that needs to be filled out for the DEC, Keith, Jeff and I will be working on that over the next few weeks. Once we have the ok from the DEC, Jeff will provide a proposal for Kimry Moor
- During the spring/summer walk around w/TJMG, a few areas that need topsoil and reseeding were identified. I am waiting for estimates from Canal Corners (was on site last week) and Intex (Mike has not yet made it to Kimry Moor to give me an estimate) It has been determined the seeding shouldn't be done until late August or September. Also, there are three areas that in order for the seeding to work to take hold, the trees in those areas need to be limbed up. This project is a combined project between the tree and garden committee and the grounds committee.
- The Drainage area in front of Unit 202 is still an issue. We are getting prices and proposals on further clean up in this area.
- Mark Bright (TJMG) has been in touch weekly about mowing. Because of the dry conditions this month, mowing has been kept to a minimum to keep the grass as healthy as possible.
- Dam was installed
- Janet Mcloughlin suggested the grounds committee meet with Salt City (our lawn treatment company) to better understand the treatment process (we will try to schedule a meeting in August)
- A tree fell in the creek behind Units 405 and 407. TJMG removed the tree 7/25/2022.
- A plan is in place to Bush Hog behind the 600 block where foliage is encroaching and is in close proximity to the patios and decks of those units. I am for a price from TJMG. We would like to do this work in August.
- A Reminder: Please Do Not put your Yard Waste out earlier than the Monday evening before the bi monthly Tuesday Morning Yard Waste Pick Up

Respectively Submitted  
Linda Crawford

Nominating Committee Report  
July 2022

My committee (Pat Curtain, Rick Bruner, Paula Haynor and Linda Shapess) will soon approve a letter to all homeowners in Kimry Moor which will apprise them of the process to submit their name for nomination to the Board of Directors (the term begins in 2023). The election will be held at the Annual Meeting on Sept 21, 2022. Pat Curtain and Joanie Yanno will finish their first terms this year and both have agreed to run again. I will have served my full two terms so my slot is wide open. I 'll keep you posted.

Respectively Submitted,  
Janet McLoughlin  
Nominating Committee Chair

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
August 24, 2022  
Via Zoom, 6:30 pm  
Approved**

**PRESENT:** P. Curtin, J. McLoughlin, L. Kushner, B. Arnold, J. Yanno, P. Haynor, R. Greene, L. Crawford and Kathryn Wolff of TJMG Properties.

**EXCUSED:** M. Sargent

**1. PRESIDENT'S OPENING REMRKS:**

- a. Our condolences to the family of Pat Burke of Unit 406 on her passing.

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the revised Minutes of the July Board of Directors meeting minutes. **(item tabled)**

**3. RESIDENT COMMENTS:**

- a. Lynne Greene spoke about the overgrown areas at the clubhouse that need attention. The work the committee can do is limited. Lynne reported that the mailperson will do the work for \$200. Fran Greenman has also been weeding the center island while Lynne Green has been doing the fertilizing.

**4. NOMINATION and APPROVAL:**

None.

**5. SECRETARY'S REPORT:**

- a. Barb Arnold reported that a she received a thank you card for the donation sent for Pat Burke.

**6. TREASURER'S REPORT:**

- a. Laurie Kushner presented the July 2022 Budget Comparison Report and Balance Sheet. **A motion was made, seconded and approved to accept the July 2022 Budget Comparison Report and Balance Sheet, and the Check Register and Bank Reconciliation are on the Portal. (8-0 in favor)** Laurie also reported that all the loans are now in.
- b. Laurie Kushner reported that there have been **three electronic votes** taken since the last meeting.

Custom Quality for \$640 (repair of unit #202 roof) **(9-0 in favor)**.  
JG Renovations for an additional \$1,000 (Street light repair) **(9-0 in favor)**.  
OCWA for \$375.45 (water bill) **(9-0 in favor)**.

- c. Request for approval to pay the National Grid bill in the amount of \$1,125.47. **A motion was made, seconded and approved to pay the bill. (8-0 in favor)**
- d. Pat Curtin reported that she has met with the Budget Committee. The committee members are Karen Hanlon, Morris Torres, Michelle Sargent, Laurie Kushner and Pat Curtin.
- e. The July financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

- a. TJMG Properties reported that we did not be mow this week. There is rain in the forecast. Just a reminder that we are not picking up yard waste on September 5<sup>th</sup>. The next yard waste pick-up will be done on September 13<sup>th</sup>. TJMG Properties will send an email to the homeowners.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed his report with the Board.
- b. Report attached.

### **Clubhouse Committee Report:**

- a. Barbara Arnold announced that the Clubhouse Committee and the Welcome Committee will be hosting an "International Appetizer Extravaganza" in the clubhouse on September 11, 2022.
- b. Report attached.

### **Maintenance Committee:**

- a. Richard Greene reviewed his report with the Board.
- b. Request for an additional \$413.94 for the repair to street light poles #3 & #4. **A motion was made, 2<sup>nd</sup> and approved for the additional \$413.94 to do the repairs. (8-0 in favor)**
- c. Report attached.



### **Pool Committee Report:**

- a. Richard Greene reviewed his report with the Board.
- b. Request for additional funding of \$1,353 to pay Don Bernet for his labor to install the pool heater and \$350 to pay Greg Cohen to install the exhaust fan. **A motion was made, seconded and approved for the additional funding. (8-0 in favor)**
- c. We are planning to close the pool on Labor Day, September 5, 2022. Richard Greene will send an email with the official closing date on September 1, 2022.
- d. Report attached.

### **Architectural Committee Report:**

- a. Jill Brooks reviewed all requests received with the Board.
- b. Requests for approval:  
405 – requested to repair/rebuild the deck **(8-0 in favor)**  
702 – requested to make the deck into a closed, screened in porch **(8-0 in favor)**
- c. Jill reported that she has sent a letter to the homeowner to have the pallets and furniture removed from the front area in the driveway. The new garden also needs to be removed. Linda Crawford will follow up with the homeowner.
- d. Report attached.

### **Tree & Garden Committee Report:**

- a. Joan Yanno reviewed her report with the Board.
- b. Joan Yanno reported that there was an electronic vote taken to approve \$400 to repair the sprinkler system. **(9-0 in favor)**
- c. Report attached.

### **Grounds Committee Report:**

- a. Linda Crawford reviewed her report with the Board.
- b. Request for \$750 to bush hog the invasive species in the area behind the 500 block. **A motion was made, 2<sup>nd</sup> and approved for the \$750 to bush hog the area. (8-0 in favor)**
- c. Request for \$2300 to grade, topsoil and seed the areas where the trees have been taken down. **A motion was made, 2<sup>nd</sup> and approved for the \$2300 to grade, topsoil and seed the areas. (8-0 in favor)**

- d. Report Attached

**Nominating Committee Report:**

- a. Janet McLoughlin reported that the slate of candidate's notice will be going to the homeowners. We need a quorum of 21.

**8. OLD BUSINESS:**

Covered in the committee reports given.

**9. NEW BUSINESS:**

Homeowner violations in common areas and within 10-ft space: Homeowners can do whatever they want within their 10-foot envelope (it's a matter of taste). Homeowners do not own the common areas around their homes, but are responsible to maintain it. Jill Brooks will give a list of violation issues to Pat Curtin.

Annual Meeting: The Annual Meeting will be held on Wednesday, September 21, 2022 at 7:00 PM via zoom only. Notification will be sent to the homeowners. Chairs should include their accomplishments, work needed for the remainder of the year and where they will be in the budget in their annual reports.

**10. NEXT MEETINGS:**

- a. The September Board Meeting will be held on Wednesday, September 28, 2022 at 6:30 PM.
- b. Future meeting dates:
  - October 26, 2022
  - November 30, 2022

**11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the August 24, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

## HOA Packet - Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: Jul 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Common Fees	81,900.00	81,900.00	0.00	245,700.00	245,700.00	0.00	327,600.00
New Homeowner Fee	0.00	1,500.00	-1,500.00	4,000.00	4,500.00	-500.00	6,000.00
Late Fee Income	50.00	33.33	16.67	750.00	233.35	516.65	400.00
Miscellaneous Income	0.00	8.33	-8.33	0.00	58.35	-58.35	100.00
<b>Total Operating Income</b>	<b>81,950.00</b>	<b>83,441.66</b>	<b>-1,491.66</b>	<b>250,450.00</b>	<b>250,491.70</b>	<b>-41.70</b>	<b>334,100.00</b>
<b>Expense</b>							
Insurance	6,898.00	3,658.50	-3,239.50	32,750.58	25,609.50	-7,141.08	43,902.00
Grounds Maintenance Non-Contract	126.36	416.67	290.31	147.42	2,916.69	2,769.27	5,000.00
Taxes: Property, Income	0.00	41.67	41.67	181.84	291.69	109.85	500.00
Legal & Accounting	200.00	333.33	133.33	2,770.00	2,333.35	-436.65	4,000.00
Maintenance & Repair	691.64	1,000.00	308.36	988.32	7,000.00	6,011.68	12,000.00
M&R: Mailboxes	0.00	0.00	0.00	644.57	0.00	-644.57	0.00
M&R: Roofs	0.00	333.33	333.33	0.00	2,333.35	2,333.35	4,000.00
M&R: Chimneys	0.00	833.33	833.33	12,000.00	5,833.35	-6,166.65	10,000.00
M&R: Steps/Sidewalks	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00
M&R: Lights	356.25	0.00	-356.25	455.60	0.00	-455.60	0.00
M&R: Clubhouse	25.54	83.33	57.79	318.04	583.35	265.31	1,000.00
Property Management	1,203.75	1,210.00	6.25	8,426.25	8,470.00	43.75	14,520.00
Utilities: Power/Phone/Water	1,790.08	826.67	-963.41	4,415.19	5,786.69	1,371.50	9,920.00
Trash Removal	2,025.22	1,476.92	-548.30	10,727.16	10,338.44	-388.72	17,723.00
Snow Removal	2,107.56	2,115.83	8.27	14,752.92	14,810.85	57.93	25,390.00
Grounds Maintenance Contract	4,766.04	4,710.42	-55.62	33,437.28	32,972.94	-464.34	56,525.00
Tree Service	0.00	2,140.00	2,140.00	0.00	14,980.00	14,980.00	25,680.00
Planting & Flowers	0.00	66.67	66.67	0.00	466.69	466.69	800.00
Pool Maintenance	6,211.77	750.00	-5,461.77	7,099.51	5,250.00	-1,849.51	9,000.00
Pool Repairs	476.50	750.00	273.50	3,074.01	5,250.00	2,175.99	9,000.00

## HOA Packet - Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pond & Stream Maintenance	63.18	1,000.00	936.82	189.54	7,000.00	6,810.46	12,000.00
Clubhouse Expenses	0.00	83.33	83.33	364.61	583.35	218.74	1,000.00
Miscellaneous Expense	9.49	111.67	102.18	553.06	781.69	228.63	1,340.00
<b>Total Operating Expense</b>	<b>26,951.38</b>	<b>21,941.67</b>	<b>-5,009.71</b>	<b>134,820.90</b>	<b>153,591.93</b>	<b>18,771.03</b>	<b>263,300.00</b>
Total Operating Income	81,950.00	83,441.66	-1,491.66	250,450.00	250,491.70	-41.70	334,100.00
Total Operating Expense	26,951.38	21,941.67	-5,009.71	134,820.90	153,591.93	18,771.03	263,300.00
<b>NOI - Net Operating Income</b>	<b>54,998.62</b>	<b>61,499.99</b>	<b>-6,501.37</b>	<b>115,629.10</b>	<b>96,899.77</b>	<b>18,729.33</b>	<b>70,800.00</b>
<b>Other Expense</b>							
Roof Replacement Reserve	52,300.00	14,950.00	-37,350.00	127,200.00	44,850.00	-82,350.00	59,800.00
Emergency Reserve	2,750.00	916.67	-1,833.33	8,250.00	6,416.69	-1,833.31	11,000.00
<b>Total Other Expense</b>	<b>55,050.00</b>	<b>15,866.67</b>	<b>-39,183.33</b>	<b>135,450.00</b>	<b>51,266.69</b>	<b>-84,183.31</b>	<b>70,800.00</b>
<b>Net Other Income</b>	<b>-55,050.00</b>	<b>-15,866.67</b>	<b>-39,183.33</b>	<b>-135,450.00</b>	<b>-51,266.69</b>	<b>-84,183.31</b>	<b>-70,800.00</b>
Total Income	81,950.00	83,441.66	-1,491.66	250,450.00	250,491.70	-41.70	334,100.00
Total Expense	82,001.38	37,808.34	-44,193.04	270,270.90	204,858.62	-65,412.28	334,100.00
<b>Net Income</b>	<b>-51.38</b>	<b>45,633.32</b>	<b>-45,684.70</b>	<b>-19,820.90</b>	<b>45,633.08</b>	<b>-65,453.98</b>	<b>0.00</b>

## Balance Sheet

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: 07/31/2022

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
M&T Bank Checking Account x0201	60,054.24
Key Bank Checking Account x2531 (Roof)	567.35
Key Bank Savings Account x8386 (Emergency)	8,250.22
Petty Cash - Clubhouse	300.00
<b>Total Cash</b>	<b>69,171.81</b>
Accounts Receivable	1,275.00
<b>TOTAL ASSETS</b>	<b>70,446.81</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Loan Payable	15,000.00
Loan Payable	17,000.00
Loan Payable	15,000.00
Loan Payable	10,000.00
Loan Payable	20,000.00
Loan Payable	5,000.00
Prepaid Fees	9,960.80
Accounts Payable	3,165.40
<b>Total Liabilities</b>	<b>95,126.20</b>
<b>Capital</b>	
Emergency Reserve Fund	8,250.22
Roof Replacement Fund	-4,432.65
Retained Earnings	-8,676.06
Calculated Retained Earnings	-19,820.90
<b>Total Capital</b>	<b>-24,679.39</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>70,446.81</b>

## **Clubhouse Report**

Along with the Welcome Committee, we will be sponsoring a social event on Sept. 11<sup>th</sup>. Save the date notices have been delivered. The theme is "International Appetizer Extravaganza". It will be held at the club house both inside and out if weather cooperates.

Terry will be cleaning the clubhouse when her schedule permits.

Pool keys and Clubhouse keys were purchased. Several pool keys have been given out to those who did not receive them last year. Only 4 left out of the 15 we purchased. Anyone who did not receive a new key should contact me. The club house lock was a bit sticky. This problem has been corrected.

The chairlift is fully operative.

## **Secretary report**

A donation to The Francis House was made in memory of Patricia Burke who passed away since our last meeting. A sympathy card was sent to the family.

The nomination forms will be sent to all residents as soon as the slate is finalized.

# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

**AUGUST 24, 2022, BOARD MEETING**

## **CHIMNEY REPAIR INFORMATION:**

Inspection of Clubhouse chimney – scheduled for mid-September

## **ROOF REPLACEMENTS:**

- **Clubhouse roof** scheduled for mid-October.

## **FUNDING FOR ROOF REPLACEMENTS:**

No Updates

## **ROOF REPAIR INFORMATION:**

- **Unit 202** – Invoice received in late July. Cost for repair was \$1,280. Custom Quality issued a 50% discount. Net Invoice amount of \$640 was paid in early August.
- **Unit 202** – From rain on 8/21, roof leak reoccurred. Notified Custom Quality. **Roof replaced in 2015**

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## MAINTENANCE COMMITTEE REPORT

AUGUST 24, 2022

In 2021, it was reported to the Maintenance Committee that that Street Lights Poles No. 3 (flagpole) & No. 4 (across from Unit 907) were reported not to be working. Patruno Electric estimated the cost of the work to be \$2,462.40, but this work would be only **“temporary until proper excavation, wiring and conduit could be installed”**. This proposal was not approved by the Board.

In 2022, the Maintenance Committee ask Greg Cohen to use his “locator,” to indicate where the wiring to Street Light Poles No. 3 & 4 came from the Clubhouse. After locating the wiring, a electrician, Jarred Gilbo, was hired who determined that a wire from the Clubhouse that had been damaged when Spectrum buried a new underground cable two years ago.

Although both street lights were working after the electrician finished rewiring, Street Light Pole No 3 began to go on and off. Greg Cohen determined that there was short somewhere in the wiring of Street Light Pole Not 3, so he replace **all** of the wring in this Pole.

Although the approved Budget for the repair of Street Light Poles No. 3 & 4 was \$2,000, the additional billing for Greg Cohen’s work comes to \$1,113.94. With the billing from Jarred Gilbo, the total expenditures come to \$2,413.94. (Please note that the original estimate from Patruno Electric was \$2,462.40, and this work would be only **“temporary until proper excavation, wiring and conduit could be installed”**).

**The Maintenance Committee is requesting a motion for additional funding of \$413.94 for the repair of Street Light Poles No. 3 & 4.**



The Maintenance Committee was requested to prepare a budget for the Power Washing Program. Although Greg Cohen has been power washing Units in Kimry Moor in the past, Greg decided that he cannot safely power wash the two-story Units. There are approximately 39 one-story Units. Greg Cohen's current pricing of the one-story units is \$100 per Unit or \$3,900.

The Maintenance Committee requested estimates from CNY Power Washing, Grime Fighters and Pristine Wash to power wash all of the clusters that have 2-story Units in Kimry Moor (There are 13 clusters that have 2-story Units). CNY Power Washing's estimate bid was \$845 per cluster or \$10,985; Grime Fighters' estimated bid was \$2,322 per cluster or \$30,186; and Pristine Wash estimated bid was rejected.

**The Maintenance Committee is requesting that the Board of Directors discuss the Power Washing Program.**

The Maintenance Committee received an estimate from Wayne-Dalton to replace the two bottom sections including the retainer and bottom sweep of Unit 204's garage door for \$1,398.

**The Maintenance Committee is requesting that the Board of Directors discuss the estimate from Wayne Dalton.**

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

AUGUST 24, 2022

(continued)

The Maintenance Committee has received the following requests since the July 27, 2022 meeting of the Board of Directors -

Unit 114 - Critter in house (Not HOA Responsibility)

Unit 906 - Replacement of Light Bulb of Light Post

Unit 905 - Repair of Garage Door

The Maintenance Committee requested that Superior Paving give an estimate to repair the "sink" holes in the driveways of Units 403 & 405.

**The Maintenance Committee is requesting that the Board of Directors discuss this problem.**

The following requests were completed since the July 27, 2002 meeting of the Board of Directors - Street Light Pole No. 11 was replaced; Swale Bridge, repaired railing; Unit 301, Large Wall; Unit 302 - Painted front door; Unit 304, Repaired garage door (Wayne Dalton); Unit 523, Power Washed; Unit 608, Power Washed Sidewalk; Unit 704, Power Washed; Unit 803 - Repaired molding around garage; Unit 905 - Parged back wall under balcony; and Unit 905, Power Washed.

Previously reported, the Maintenance Committee has received the following request for power washing, paging, painting, and other maintenance responsibilities -

Unit 203 - Paint garage door

Unit 303 - Power washing

Unit 303 - Water in front common area needs to be diverted (Responsibility of Grounds Committee)

Unit 306 - Repair roof frame

Unit 402 - Power washing

Unit 404 - Power washing

Unit 502 - Power washing

Unit 503 - Power washing

Unit 504 - Power washing

Unit 509 - Power washing

Unit 511 - Power washing

Unit 513 - Power washing

Unit 515 - Power washing

Unit 517 - Power washing

Unit 523 - Power washing

Unit 603 - Power washing

Unit 604 - Power washing

Unit 607 - Power washing

Unit 609 - Paint front entry, back entry and garage side doors.

Unit 702 - Power washing

Unit 707 - Power washing

Unit 711 - Power washing

KIMRY MOOR HOMEOWNERS ASSOCIATION

MAINTENANCE COMMITTEE REPORT

AUGUST 24, 2022

(continued)

Unit 803 - Power washing

Unit 805 - Power washing

Unit 815 - Power washing

Unit 817 - Power washing

Unit 817 - Paint garage door

Unit 817 - Repair siding upon front door

Unit 827 - Paint garage door trim

Unit 907 - Power washing

Clubhouse - Infestation of Mice

Richard J. Greene & Ed Dera

Maintenance Committee

KIMRY MOOR HOMEOWNERS ASSOCIATION

POOL COMMITTEE REPORT

AUGUST 24, 2022

The Pool Committee proposed to the Board at its July meeting that Jandy Pool Heater be replaced with Pentair's MasterTemp, Low NOX 400,000 BTU, ASME Pool Heater. The proposed cost of this Pool Heater was \$3,679.99 plus \$50.00 (shipping) plus \$300 (8% Sales Tax) for a total cost of \$4,032.32.

The final invoice for the MasterTemp Pool Heater was \$3,643.19 plus \$50.00 shipping plus \$295.46 sales tax for a total cost of \$3,988.65.

There were several issues during the installation including the replacement of two parts that were under warranty.

Don Bernet originally estimated that his time to install the pool heater would be \$500 to \$1,000. Don's final invoice was \$1,353.00 including materials and his time to return to replace the warranted parts.

The Pool Committee had to order an Air Intake Kit (\$336.59 plus sales tax \$26.93 for a total cost of \$363.52) that was recommended for indoor installations by the manufacturer (we were not originally informed of this by the Leslie Pools).

Upon turning on the MasterTemp Pool Heater, It became apparent that the exhaust from the Pool Heater was so hot that the grass where the exhaust vent is located began to burn. To prevent a possible fire, Greg Cohen suggested that h construct a “barrier” around the exhaust vent.

The Pool Committee had Greg Cohen install the Air Intake Kit for \$150 and construct a “barrier” around the exhaust vent for \$350.00 including materials.

**The Pool Committee is requesting a motion for additional funding to pay Don Bernet \$1,353.00 and Greg Cohen \$350.00.**

Richard J. Greene & Ron Murca

Kimry Moor Pool Committee

## August Architectural Committee Report

August 24, 2022

(Committee members- Janet McLoughlin, Richard Green, Shaun Blumin, Jill Brooks- Chair)

Unit 405 is seeking approval to repair/rebuild their deck which is on the side of the unit. According to the homeowner there will be no change in size or color. The contractor is Genovese and they have used them before. They hope to start construction this Fall. They will be adding additional support to the existing deck and replacing the floorboards and railing with dark brown Trex. The homeowner will be responsible for all expenses including staining any parts necessary which are not the composite material.

Unit 702 is seeking approval to enclose their rear deck. They have hired an architect and drawings were sent to Board members in advance of the meeting. The existing deck will be reinforced to support the additional structure and walls will be screened. The contractor, Mr. Weinberg has completed many projects in Kimry Moor. The project will be completed this Fall or next Spring/Summer. This project is completely at the homeowner's expense and will be consistent with Kimry Moor colors.

Unit 525 - all paperwork has been submitted and is on file for the project previously approved.

Tree & Garden Committee Report  
August 24, 2022

- \* Appointment has been made with the company we used last year to grind tree stumps. Residents will be notified when this may be taking place near their unit.
- \* The sprinkler system will be repaired by TMJG for \$400. The board unanimously passed this by electronic vote. TJMG has scheduled the repair of the sprinkler system to begin this week.
- \* We are awaiting a complete list from Bartlett to prioritize and schedule work to begin at Kimry.
- \* I met with the Grounds chair to work out areas that needed reseeding. That will be scheduled at the end of this month.
- \* A few residents have asked for overgrowth to be trimmed behind their units. That will be started as soon as the larger projects are completed.

Respectively Submitted  
Joan Yanno



**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
September 28, 2022  
Via Zoom, 6:30 pm  
Approved**

**PRESENT:** P. Curtin, J. McLoughlin, L. Kushner, J. Yanno, P. Haynor, R. Greene, L. Crawford and Kathryn Wolff of TJMG Properties.

**EXCUSED:** B. Arnold, M. Sargent

**1. PRESIDENT'S OPENING REMRKS:**

None.

**2. REVIEW AND APPROVAL:**

Request for approval of the revised Minutes of the July Board of Directors meeting minutes.  
**(6-0 in favor)**

**3. RESIDENT COMMENTS:**

There were no speakers scheduled.

**4. NOMINATION and APPROVAL:**

None.

**5. SECRETARY'S REPORT:**

- a. Our condolences to the family of Jim Orlando of Unit 408 on his passing.
- b. Report attached.

**6. TREASURER'S REPORT:**

- a. Laurie Kushner presented the August 2022 Budget Comparison Report and Balance Sheet. **A motion was made, seconded and approved to accept the August 2022 Budget Comparison Report and Balance Sheet, and the Check Register and Bank Reconciliation are on the Portal. (6-0 in favor)**
- b. Laurie Kushner reported that there were no **electronic votes** taken since the last meeting.
- c. Pat Curtin reported that the Budget Committee consisting of Karen Hanlon, Michelle Sargent, Morris Torres, Pat Curtin and Laurie Kushner will begin the budget process on October 13, 2022. Everyone is doing a great job with their budgets this year. The

committee members asked to submit your reports by October 13, 2022 for approval. Everyone is doing a great job with their budgets this year.

- d. The August financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

Nothing new to report.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed his report with the Board.
- b. Request approval to pay Custom Quality \$3,000 to purchase and store the shingles saving the cost of shingles for next year. **A motion was made, 2<sup>nd</sup> and approved to pay Custom Quality \$3,000 for the shingles. (7-0 in favor)**
- c. Report attached.

### **Clubhouse Committee Report:**

- a. Report attached.

### **Maintenance Committee:**

- a. Richard Greene reviewed his report with the Board.
- b. Request for Wayne Dalton to do the repair on the garage door at Unit 204 for \$1,398. **A motion was made, 2<sup>nd</sup> and approved for Wayne Dalton to do the repair for \$1,398. (7-0 in favor)**
- c. Report attached.

### **Pool Committee Report:**

- a. Richard Greene reviewed his report with the Board.
- b. Report attached.

### **Architectural Committee Report:**

- a. Jill Brooks reviewed all requests received with the Board.

- b. Requests for approval:  
507 – requested a new window & sliding door **(7-0 in favor)**
- c. Report attached.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reviewed her report with the Board.
- b. Request for \$2,484 to pay Arbor Tech Tree Service to clear the tree & brush in front of Unit 202 and to grind 8 tree stumps. **A motion was made, 2<sup>nd</sup> and approved for \$2,484 to pay Arbor Tech Tree Service. (7-0 in favor)**
- c. Joan Yanno reported that there was an electronic vote taken to approve \$5,003 for Bartlett Tree Experts to spay & fertilize the trees. **(8-0 in favor)**
- d. Report attached.

#### **Grounds Committee Report:**

- a. Linda Crawford reviewed her report with the Board.
- b. Report Attached

#### **8. OLD BUSINESS:**

Covered in the committee reports given.

#### **9. NEW BUSINESS:**

Estate and Moving Sales: Units 703 & 823 have requested to have estate sales. Unit 703 is scheduled for October 1, 2022 and Unit 823 is scheduled for October 23, 2022. We will need a contact person. Janet McLoughlin will contact the homeowners.

Pool Fence Repair: We have received a proposal of \$1,000 to repair the fence at the pool.

Clubhouse Technology: Meetings are being held via zoom only right now. To be able to hold the meeting in the clubhouse as well, we will need someone to provide/man another lap top. There is a possibility of doing a 3-way call.

New Resident Material: Pat Curtin and Linda Shapess will be reviewing what goes out to new residents in the Welcome Package. They will be updating and adding additional important information to the package.

**10. NEXT MEETINGS:**

- a. The October Board Meeting will be held on Wednesday, October 26, 2022 at 6:30 PM.
- b. Future meeting dates:
  - November 30, 2022
  - December – No Board Meeting, just an organizational Meeting. Date TBA

**11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the September 28, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

## HOA Packet - Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Mocr Fayetteville, NY 13066

As of: Sep 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Common Fees	0.00	0.00	0.00	245,700.00	245,700.00	0.00	327,600.00
New Homeowner Fee	2,000.00	0.00	2,000.00	3,000.00	4,500.00	3,500.00	6,000.00
Late Fee Income	-25.00	33.33	-58.33	725.00	300.01	424.99	400.00
Miscellaneous Income	0.00	8.33	-8.33	0.00	75.01	-75.01	100.00
<b>Total Operating Income</b>	<b>1,975.00</b>	<b>41.66</b>	<b>1,933.34</b>	<b>254,425.00</b>	<b>250,575.02</b>	<b>3,849.98</b>	<b>334,100.00</b>
<b>Expense</b>							
Insurance	3,449.00	3,658.50	209.50	39,648.58	32,926.50	-6,722.08	43,902.00
Grounds Maintenance Non-Contract	0.00	416.66	416.66	196.02	3,750.02	3,554.00	5,000.00
Taxes: Property, Income	19.26	41.66	22.40	201.10	375.02	173.92	500.00
Legal & Accounting	0.00	333.33	333.33	2,770.00	3,000.01	230.01	4,000.00
Maintenance & Repair	98.74	1,000.00	901.26	2,021.61	9,000.00	6,978.39	12,000.00
M&R: Mailboxes	145.80	0.00	-145.80	790.37	0.00	-790.37	0.00
M&R: Roofs	2,000.00	333.33	-1,666.67	2,754.89	3,000.01	245.12	4,000.00
M&R: Chimneys	0.00	833.33	833.33	12,000.00	7,500.01	-4,499.99	10,000.00
M&R: Steps/Sidewalks	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00
M&R: Lights	0.00	0.00	0.00	2,869.54	0.00	-2,869.54	0.00
M&R: Clubhouse	0.00	83.33	83.33	318.04	750.01	431.97	1,000.00
Property Management	1,203.75	1,210.00	6.25	10,833.75	10,890.00	56.25	14,520.00
Utilities: Power/Phone/Water	1,770.24	826.66	-943.58	7,804.32	7,440.02	-364.30	9,920.00
Trash Removal	1,459.12	1,476.91	17.79	13,758.49	13,292.27	-466.22	17,723.00
Snow Removal	2,107.56	2,115.83	8.27	18,968.04	19,042.51	74.47	25,390.00
Grounds Maintenance Contract	4,766.04	4,710.41	-55.63	42,969.36	42,393.77	-575.59	56,525.00
Tree Service	3,438.72	2,140.00	-1,298.72	3,438.72	19,260.00	15,821.28	25,680.00
Planting & Flowers	201.37	66.66	-134.71	201.37	600.02	398.65	800.00
Pool Maintenance	60.48	750.00	689.52	2,963.04	6,750.00	3,786.96	9,000.00
Pool Repairs	0.00	750.00	750.00	9,329.87	6,750.00	-2,579.87	9,000.00

## HOA Packet - Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pond & Stream Maintenance	194.40	1,000.00	805.60	383.94	9,000.00	8,616.06	12,000.00
Clubhouse Expenses	0.00	83.33	83.33	777.27	750.01	-27.26	1,000.00
Miscellaneous Expense	10.35	111.66	101.31	703.42	1,005.02	301.60	1,340.00
<b>Total Operating Expense</b>	<b>20,924.83</b>	<b>21,941.60</b>	<b>1,016.77</b>	<b>177,226.74</b>	<b>197,475.20</b>	<b>20,248.46</b>	<b>263,300.00</b>
Total Operating Income	1,975.00	41.66	1,933.34	254,425.00	250,575.02	3,849.98	334,100.00
Total Operating Expense	20,924.83	21,941.60	1,016.77	177,226.74	197,475.20	20,248.46	263,300.00
<b>NOI - Net Operating Income</b>	<b>-18,949.83</b>	<b>-21,899.94</b>	<b>2,950.11</b>	<b>77,198.26</b>	<b>53,099.82</b>	<b>24,098.44</b>	<b>70,800.00</b>
<b>Other Expense</b>							
Roof Replacement Reserve	3,778.00	0.00	-3,778.00	130,978.00	44,850.00	-86,128.00	59,800.00
Emergency Reserve	0.00	916.66	916.66	8,250.00	8,250.02	0.02	11,000.00
<b>Total Other Expense</b>	<b>3,778.00</b>	<b>916.66</b>	<b>-2,861.34</b>	<b>139,228.00</b>	<b>53,100.02</b>	<b>-86,127.98</b>	<b>70,800.00</b>
<b>Net Other Income</b>	<b>-3,778.00</b>	<b>-916.66</b>	<b>-2,861.34</b>	<b>-139,228.00</b>	<b>-53,100.02</b>	<b>-86,127.98</b>	<b>-70,800.00</b>
Total Income	1,975.00	41.66	1,933.34	254,425.00	250,575.02	3,849.98	334,100.00
Total Expense	24,702.83	22,858.26	-1,844.57	316,454.74	250,575.22	-65,879.52	334,100.00
<b>Net Income</b>	<b>-22,727.83</b>	<b>-22,816.60</b>	<b>88.77</b>	<b>-62,029.74</b>	<b>-0.20</b>	<b>-62,029.54</b>	<b>0.00</b>



## Balance Sheet

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: 09/30/2022

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
M&T Bank Checking Account x0201	66,957.79
Key Bank Checking Account x2531 (Roof)	207.35
Key Bank Savings Account x8386 (Emergency)	8,250.36
Petty Cash - Clubhouse	300.00
<b>Total Cash</b>	<b>75,715.50</b>
Accounts Receivable	1,975.00
<b>TOTAL ASSETS</b>	<b>77,690.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Loan Payable - <del>Roof</del>	15,000.00
Loan Payable - <del>Roof</del>	17,000.00
Loan Payable - <del>Roof</del>	15,000.00
Loan Payable - <del>Roof</del>	10,000.00
Loan Payable - <del>Roof</del>	20,000.00
Loan Payable - <del>Roof</del>	5,000.00
Accrued Expenses	1,128.00
Prepaid Fees	48,960.80
Accounts Payable	12,849.79
<b>Total Liabilities</b>	<b>144,938.59</b>
<b>Capital</b>	
Emergency Reserve Fund	8,250.36
Roof Replacement Fund	-4,792.65
Retained Earnings	-8,676.06
Calculated Retained Earnings	-62,029.74
<b>Total Capital</b>	<b>-67,248.09</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>77,690.50</b>

### Secretary Report

A sympathy card will be sent to Jim Orlando's family after his passing. A donation to Golisano Children hospital will be made in his memory.

### Clubhouse Report

The first social event since the start of Covid-19 took place on Sept. 11,2022. The International Appetizer Extravaganza was attended by 45 people. It was jointly hosted by Welcome Committee and Kimry Moor Social Committee. It is our hope to add more social event in the future. We welcomed our new community members as well as welcomed back our current members. If you wish to help with an event please contact Barbara Arnold- [bacw2@aol.com](mailto:bacw2@aol.com) or 201-213-3884



# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

SEPTEMBER 28, 2022, BOARD MEETING

## CHIMNEY REPAIR INFORMATION:

Inspection of Clubhouse chimney – postponed until mid-2023

## ROOF REPLACEMENTS:

**Clubhouse roof** rescheduled for mid-2023.

- The committee met and decided to postpone replacement after recommendation from USA Insulation who found the roof to be in very good condition, good ventilation and zero leaks. During the winter months, evaluation of the roof's snow cover and build-up of icicles will be monitored.
- Due to inflation, total cost expected to be \$1,000 more than original quote of \$10,000. The HOA will purchase & store the shingles and pay Custom Quality \$3,000. **The committee is requesting approval to pay Custom Quality \$3,000.**

## FUNDING FOR ROOF REPLACEMENTS:

- “Loan” of \$5,000 from HOA in July to be repaid in October.
- Attached is updated Roof Replacement costs and Owner's Loan Repayment schedule.

## ROOF REPAIR INFORMATION:

- **Unit 610** – Kitchen exhaust needs replacement at owner's expense. Custom Quality to meet with owner and perform work. **Roof replaced in 2018**
- **Unit 815** – Tarp blown away. Custom Quality company repaired roof. Also determined the leak was from condensation from the kitchen exhaust. Recommended owner repair. Board approved up to \$2,500 for repair at May meeting. Invoice of \$2,000 was submitted for payment. **Roof replaced in 2011.**
- **Unit 809** – Roof leak in bathroom again. Last leak repaired in October 2021. The Roofing Guys fixed in mid September. **Roof replaced in 2019**
- **Unit 202** – From rain on 8/21, roof leak reoccurred. Custom Quality notified. Built a cricket roof behind the chimney and installed all new cap flashing around the chimney. Invoice for \$1,100 was absorbed by Custom Quality. **Roof replaced in 2015**
- **Unit 202** – New leak. TJMG wrapped the chimney on 8/31. From recent storms, no leaks noted.

## Communications:

- Letter send by Tree & Garden committee and Roofing committee to six owners to trim or prune trees or shrubs within 10 feet of their property.
- Letter dated 9/22 sent to residents to clean their gutters during the Fall months.

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## MAINTENANCE COMMITTEE REPORT

SEPTEMBER 28, 2022

The following maintenance services were requested since the August meeting of the Board of Directors -

Units 511, 521 & 817 - Repair/Replacement of mailboxes; and Unit 809 - Repair of siding

The following maintenance services that were requested (except power washing) are still outstanding -

Unit 203 - Paint garage door; Unit 204 - Replacement of garage door panel; Unit 303 - Water in front common area; Unit 306 - Repair roof frame; Units 403 & 405 - Repair of sink hole in driveways; Unit 827 - Paint garage door trim; Unit 903 - Repair broken window; Unit 905 - Repair of Garage Door; Unit 906 - Replace light bulb at light post; Clubhouse - Replace handle on service chair, Replace emergency light, Replace smoke/carbon monoxide detector, & Infestation of mice; and Entrance Sign, Cosmetic repairs.

The Maintenance Committee was requested to prepare a budget for the Power Washing Program. Although Greg Cohen has been power washing Units in Kimry Moor in the past, Greg decided that he cannot safely power wash the two-story Units.

There are approximately 39 one-story Units, and approximately 69 units that are 2-story (some of the 1-story units' roof lines are as high as a 2-story unit.).

The Maintenance Committee requested estimates from CNY Power Washing, Grime Fighters and Pristine Wash to power wash all of the clusters that have 2-story Units in Kimry Moor (There are 13 clusters that have 2-story Units). CNY Power Washing's estimate bid was \$845 per cluster or \$10,985; Grime Fighters' estimated bid was \$2,322 per cluster or \$30,186; and Pristine Wash estimated bid was rejected.

The low bidder, CNY Power Washing (\$845 per cluster) has agreed to power wash, this year only, those sidings that have mold or mildew (front \$265, back \$280, & side \$150). Greg Cohen will continue to power wash the 1-story units at \$100/unit.

Attached are lists of 1-story units that have been requested to be powered washed (estimated cost \$1,400) and 2-story units that have mold/mildew on the front, rear and/or side that need to be power washed (estimated cost \$\$6,285).

**The Maintenance Committee is requesting that the Board of Directors discuss the Power Washing Program.**

The Maintenance Committee received an estimate from Wayne-Dalton to replace the two bottom sections including the retainer and bottom sweep of Unit 204's garage door for \$1,398.

**The Maintenance Committee is requesting that the Board of Directors discuss the estimate from Wayne Dalton.**

To date the Maintenance Committee has spent \$7,280.02 of its 2022 budget of \$12,000 for general repairs, repairs/replacements of street light poles, mailboxes, & steps/sidewalks. The remaining balance of \$4,719.98 will be spent on the outstanding requests noted above.

The furnace, air conditioning, and water heater in the Clubhouse are beyond their useful life. Although the Maintenance Committee is requesting quotes for replacing the furnace, air conditioning and water heater, appropriate reserves were established in the 2022 Budget for replacing this equipment.

Respectfully submitted,

Richard J. Greene & Edward Dera  
Maintenance Committee

# Power Wash Schedule

## 1 - Floor Units

Prepared By	Initials	Date
Approved By		

CLASSIFICATION	UNIT	1	2	3	4	5
1	4 B	402				
2	5 A	503				
3	5 C	509				
4	5 D	513				
5	5 D	515				
6	5 D	517				
7	6 B	604				
8	6 C	601				
9	<del>6 D</del>	<del>608</del>				
10	6 C	609				
11	7 B	702				
12	7 C	711				
13	8 A	803				
14	8 B	805				
15	<del>8 C</del>	<del>815</del>				
16	9 A	907				
17						\$ 1600
18						<del>\$ 1300</del>
19						\$ 1400
20						
21						
22						
23						
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33						
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35						
36						
37						
38						
39						
40						



# Power Wash Schedule

2-Floor Units\*

\* Includes High Roof Line Areas

Prepared By	Initials	Date
Approved By		

CLOSER	UNIT	FRONT	REAR	SIDE	SIDE	COST
1 A	104		✓(E)			\$ 290
1 A	106		✓(E)	✓(N)		430
3 A	303			✓(W)		150
3 A	305			✓(W)		150
3 B	304			✓(W)		150
3 B	306			✓(W)		150
4 B	404			✓(W)		150
5 B	502			✓(W)		150
5 B	504			✓(W)		150
5 A	505			✓(E)		150
5 C	507			✓(W)		150
5 D	511			✓(W)		150
5 E	519			✓(E)		150
5 E	521			✓(W)		150
6 A	603		✓(N)	✓(E)		430
7 A	705	✓(S)		✓(E)	✓(W)	565
7 A	707		✓(N)	✓(E)	✓(W)	580
8 C	813		✓(S)			280
8 C	815	✓(N)		✓(E)		45
8 C	817	✓(N)	✓(S)		✓(W)	695
8 D	823	✓(N)				265
8 D	825	✓(N)				265
	Clubhouse		✓(N)			280
						<u>\$ 6285</u>
CNY Power Washing Pricing						
	FRONT	265 -				
	REAR	280 -				
	SIDE	150 -				
	SIDE	150 -				
		<u>845 -</u>				

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## POOL COMMITTEE REPORT

SEPTEMBER 28, 2022

Kimry Moor's pool was closed on September 20th. The pool was covered and pumps were disconnected, while pool furniture will be stored later this week or early next week.

The expenses charged to the line item, **Pool Repairs** (\$9,000) included (\$9,329.87) to repair the pool (Greg Cohen & Clean All) and replace the pool heater (Pentair). The difference of \$329.87 will be requested to be taken from the line item, **Pool Maintenance**.

The expenses charged to the line item, **Pool Maintenance** (\$9,000), included permitting fees, pool keys, copies of pool rules, a new railing cover, test strips, miscellaneous work by Greg Cohen and monthly maintenance fees from Clean All. These expenses through September 30, 2022 are projected be \$6,728.37, and includes Clean All's Maintenance Fee (\$909.90) + tax), Clean All Closing Fee (\$538.65) + tax), Greg Cohen's work (\$380.00 + tax) of cleaning the basement, draining the pool heater, dismantling the shower, etc., and the difference of \$329.87 from **Pool Repairs**. The remaining balance of \$2,271.63 may be used to repair the fence (see Health Department violation) and replace the gasket on the pool pump.

Kimry Moor's pool is over 40-years old. The alternative to replace the pool floor and wall is to continue to do repair work as needed. For 2023, the Pool Committee recommends that a masonry contractor sound out the floor, patch areas of plaster that may have broken away from the gunite, seal between the floor and wall of the pool, acid washed and apply an epoxy primer to the entire pool. The scope of this work would be a temporary repair for the next few years, so more details will be presented at later meetings.

Respectively submitted,

Richard J. Greene & Ron Murca  
Kimry Moor Pool Committee

Tree & Garden Committee Report  
September 28, 2022

Committee members are: Laurie Kushner, Janet McLoughlin, Lynn Greene, Marilou Pierce, Piri Taborosi, Barbara Arnold and myself.

In mid-May, the committee planted begonias at the base of trees along the median and at both gardens at the front entrance. Soon after, it was discovered that the sprinkler system was not functioning properly. We arranged for TJMG to fix the problem.

A few committee members joined me for two inspection walks throughout the property in June and a list of items was developed to have needed work done by Bartlett Tree Experts. We are concentrating on concerns that have been communicated to me by residents. When the most prominent problems, large trees, etc. are completed, we may be able to concentrate on the higher areas of overgrowth.

Our first priority will be fallen trees, limbs over the roof line as well as the large pines in front of the pool. I am presently shopping for trees to replace the 2 large pines in front of the pool.

I am working with the grounds committee to have many areas re-seeded in the fall. An obvious area of concern is the overgrowth in front of 202. We did a partial cleanup last year but will continue to clear and improve the area.

I have an estimate with a company to grind up a large group of stumps behind the 400's and some near the 300's.

We are expecting that next week (9/19/2022) Bartlett will begin the soil boost and fertilization treatments. Soon we will begin pest management(spraying) of borers, bugs, & weeds. You will be notified of these dates.

Our goals are to complete tree work before the snow flies! We are also considering planting replacement trees in areas where it is most needed, if budget allows!

As always, thank you for your patience and understanding.

Respectively Submitted  
Joan Yanno  
Tree & Garden Committee Chair



Grounds Committee Report  
September 28, 2022

### **Grounds/Pond and Swale**

Shaun Blumin has been diligently working on gathering information on pond care and fountain installation. We have so far met with Hullar's to discuss the possibility of dredging the pond next spring. We also met with Will from Miller's Turf, who specializes in **Aquatic Vegetation Control**. He was able to provide some suggestions on controlling the vegetation in the Kimry Moor waterways. He, along with Andy from Hullar's, felt dredging the pond in the spring would be the initial step in cleaning up the pond. He also suggested that we hand dig the area adjacent to the 100 block to promote better flow and treat the weeds along the banks of the waterways in the spring to prevent weed growth.

Will was also able to treat the invasive species of *Phragmites australis* growing behind the 500 block, in order for the treatment to work, we are postponing the bush hogging until next summer. Hopefully the roots of this invasive species will die out (a second treatment in the spring may be necessary) and then the area can be cleared with the bush hog. Currently these plants have grown to the edge of the 500 block's decks and patios.

Shaun also met with Pond and Rock out of Cicero. They felt we might be able to go another route, but we felt based on the information Shaun has gathered, their idea would just be a temporary fix.

Joannie and my committee are working jointly to clean up the area in front of 202.

**As always, a reminder:**

- 1. Please do not put yard waste out on the curb until the night before or the day of pick up!**
- 2. Please do not plant anything or place furniture or other objects in the common areas!**

Respectively Submitted  
Linda Crawford



Grounds Committee Report  
August 24, 2022

The grounds committee met 8/18 to discuss the following: (Shaun Blumin, Janet Mcloughlin, Joanie Yanno, Linda Crawford)

- Ongoing.... investigation of aquatic weed killer for the creek, the swale and the pond. Currently the DEC form is being filled out and submitted to see if this treatment is a viable option. If the DEC approves the treatment, we anticipate treating the areas identified by Jeff Scott of Brightview in the spring. I am proposing we carry forward at least \$ 5,000 dollars of the 2022 pond and swale budget to cover the initial treatment. Jeff at Brightview believes that one application should take care of most of the growth, but it is unknown if we will need other spot treatments later in the summer. We will hopefully have more information on this treatment in the next two months.
- The committee suggests that a fountain be installed in the pond to help keep the water clear and add to the general beauty of the pond. We are currently investigating fountain options and the cost to purchase and install. We hope to have a fountain installed in the next month.
- We would like to hire ZYK Landscaping to bush hog the overgrown area behind the 500 block. (Bush will be cut back 6' to 10' off the property line and debris to be left. 1" brush and thicker will be left intact.) Cost: \$750. I am asking for the board to ok this expenditure.
- We would like to hire Canal Corners landscaping to grade, topsoil and seed or mulch areas where trees have been removed or grass is not growing. We have identified these four areas: behind 406 and 408, 609 side and front yard, 605 backyard, a low spot between 301 and 303 and reseeded where the pipe was buried last year at 907. Cost \$2300. I am asking the board to ok this expenditure.
- We are working in conjunction with the tree committee to have some limbs trimmed around unit 609 and potentially take down the overgrown tree in front of unit 607.
- The front of 202 is still an issue. We are proposing the remaining trees be taken down, the area be filled in and grass planted. We are getting estimates on that cost.
- Mike Archer of Salt City Lawn Care stopped by our meeting on Thursday to discuss the 4 lawn treatments he puts on yearly. We discussed the current health of the grass, which he said is poor. He suggested we consider Aerating and Overseeding our aging lawn in Kimry Moor. The estimate for this process is 60k for all of Kimry. Because of the cost, Mike suggested that we divide the property into three phases at 20k each. Front Lawns, Common Areas and Backyards. For optimum results this process is either done in the fall or spring. We as a committee agreed with Mike, that the grass is in need of a facelift and plan to explore options to fund this project.
- Please remember there is to be NO personal plantings or furniture in the common areas
- Please remember not to put your landscaping material out before the bimonthly yard waste pick up

Respectively Submitted  
Linda Crawford

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
September 28, 2022  
Via Zoom, 6:30 pm  
Approved**

**PRESENT:** P. Curtin, J. McLoughlin, L. Kushner, J. Yanno, P. Haynor, R. Greene, L. Crawford and Kathryn Wolff of TJMG Properties.

**EXCUSED:** B. Arnold, M. Sargent

**1. PRESIDENT'S OPENING REMRKS:**

None.

**2. REVIEW AND APPROVAL:**

Request for approval of the revised Minutes of the July Board of Directors meeting minutes.  
**(6-0 in favor)**

**3. RESIDENT COMMENTS:**

There were no speakers scheduled.

**4. NOMINATION and APPROVAL:**

None.

**5. SECRETARY'S REPORT:**

- a. Our condolences to the family of Jim Orlando of Unit 408 on his passing.
- b. Report attached.

**6. TREASURER'S REPORT:**

- a. Laurie Kushner presented the August 2022 Budget Comparison Report and Balance Sheet. **A motion was made, seconded and approved to accept the August 2022 Budget Comparison Report and Balance Sheet, and the Check Register and Bank Reconciliation are on the Portal. (6-0 in favor)**
- b. Laurie Kushner reported that there were no **electronic votes** taken since the last meeting.
- c. Pat Curtin reported that the Budget Committee consisting of Karen Hanlon, Michelle Sargent, Morris Torres, Pat Curtin and Laurie Kushner will begin the budget process on October 13, 2022. Everyone is doing a great job with their budgets this year. The

committee members asked to submit your reports by October 13, 2022 for approval. Everyone is doing a great job with their budgets this year.

- d. The August financial reports are attached.

## **7. PROPERTY MANAGER'S REPORTS:**

Nothing new to report.

## **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed his report with the Board.
- b. Request approval to pay Custom Quality \$3,000 to purchase and store the shingles saving the cost of shingles for next year. **A motion was made, 2<sup>nd</sup> and approved to pay Custom Quality \$3,000 for the shingles. (7-0 in favor)**
- c. Report attached.

### **Clubhouse Committee Report:**

- a. Report attached.

### **Maintenance Committee:**

- a. Richard Greene reviewed his report with the Board.
- b. Request for Wayne Dalton to do the repair on the garage door at Unit 204 for \$1,398. **A motion was made, 2<sup>nd</sup> and approved for Wayne Dalton to do the repair for \$1,398. (7-0 in favor)**
- c. Report attached.

### **Pool Committee Report:**

- a. Richard Greene reviewed his report with the Board.
- b. Report attached.

### **Architectural Committee Report:**

- a. Jill Brooks reviewed all requests received with the Board.

- b. Requests for approval:  
507 – requested a new window & sliding door **(7-0 in favor)**
- c. Report attached.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reviewed her report with the Board.
- b. Request for \$2,484 to pay Arbor Tech Tree Service to clear the tree & brush in front of Unit 202 and to grind 8 tree stumps. **A motion was made, 2<sup>nd</sup> and approved for \$2,484 to pay Arbor Tech Tree Service. (7-0 in favor)**
- c. Joan Yanno reported that there was an electronic vote taken to approve \$5,003 for Bartlett Tree Experts to spay & fertilize the trees. **(8-0 in favor)**
- d. Report attached.

#### **Grounds Committee Report:**

- a. Linda Crawford reviewed her report with the Board.
- b. Report Attached

#### **8. OLD BUSINESS:**

Covered in the committee reports given.

#### **9. NEW BUSINESS:**

Estate and Moving Sales: Units 703 & 823 have requested to have estate sales. Unit 703 is scheduled for October 1, 2022 and Unit 823 is scheduled for October 23, 2022. We will need a contact person. Janet McLoughlin will contact the homeowners.

Pool Fence Repair: We have received a proposal of \$1,000 to repair the fence at the pool.

Clubhouse Technology: Meetings are being held via zoom only right now. To be able to hold the meeting in the clubhouse as well, we will need someone to provide/man another lap top. There is a possibility of doing a 3-way call.

New Resident Material: Pat Curtin and Linda Shapess will be reviewing what goes out to new residents in the Welcome Package. They will be updating and adding additional important information to the package.

**10. NEXT MEETINGS:**

- a. The October Board Meeting will be held on Wednesday, October 26, 2022 at 6:30 PM.
- b. Future meeting dates:
  - November 30, 2022
  - December – No Board Meeting, just an organizational Meeting. Date TBA

**11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the September 28, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

## HOA Packet - Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Mocr Fayetteville, NY 13066

As of: Sep 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Common Fees	0.00	0.00	0.00	245,700.00	245,700.00	0.00	327,600.00
New Homeowner Fee	2,000.00	0.00	2,000.00	3,000.00	4,500.00	3,500.00	6,000.00
Late Fee Income	-25.00	33.33	-58.33	725.00	300.01	424.99	400.00
Miscellaneous Income	0.00	8.33	-8.33	0.00	75.01	-75.01	100.00
<b>Total Operating Income</b>	<b>1,975.00</b>	<b>41.66</b>	<b>1,933.34</b>	<b>254,425.00</b>	<b>250,575.02</b>	<b>3,849.98</b>	<b>334,100.00</b>
<b>Expense</b>							
Insurance	3,449.00	3,658.50	209.50	39,648.58	32,926.50	-6,722.08	43,902.00
Grounds Maintenance Non-Contract	0.00	416.66	416.66	196.02	3,750.02	3,554.00	5,000.00
Taxes: Property, Income	19.26	41.66	22.40	201.10	375.02	173.92	500.00
Legal & Accounting	0.00	333.33	333.33	2,770.00	3,000.01	230.01	4,000.00
Maintenance & Repair	98.74	1,000.00	901.26	2,021.61	9,000.00	6,978.39	12,000.00
M&R: Mailboxes	145.80	0.00	-145.80	790.37	0.00	-790.37	0.00
M&R: Roofs	2,000.00	333.33	-1,666.67	2,754.89	3,000.01	245.12	4,000.00
M&R: Chimneys	0.00	833.33	833.33	12,000.00	7,500.01	-4,499.99	10,000.00
M&R: Steps/Sidewalks	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00
M&R: Lights	0.00	0.00	0.00	2,869.54	0.00	-2,869.54	0.00
M&R: Clubhouse	0.00	83.33	83.33	318.04	750.01	431.97	1,000.00
Property Management	1,203.75	1,210.00	3.25	10,833.75	10,890.00	56.25	14,520.00
Utilities: Power/Phone/Water	1,770.24	826.66	-943.58	7,804.32	7,440.02	-364.30	9,920.00
Trash Removal	1,459.12	1,476.91	17.79	13,758.49	13,292.27	-466.22	17,723.00
Snow Removal	2,107.56	2,115.83	3.27	18,968.04	19,042.51	74.47	25,390.00
Grounds Maintenance Contract	4,766.04	4,710.41	-55.63	42,969.36	42,393.77	-575.59	56,525.00
Tree Service	3,438.72	2,140.00	-1,298.72	3,438.72	19,260.00	15,821.28	25,680.00
Planting & Flowers	201.37	66.66	-134.71	201.37	600.02	398.65	800.00
Pool Maintenance	60.48	750.00	689.52	2,963.04	6,750.00	3,786.96	9,000.00
Pool Repairs	0.00	750.00	750.00	9,329.87	6,750.00	-2,579.87	9,000.00

## HOA Packet - Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pond & Stream Maintenance	194.40	1,000.00	805.60	383.94	9,000.00	8,616.06	12,000.00
Clubhouse Expenses	0.00	83.33	83.33	777.27	750.01	-27.26	1,000.00
Miscellaneous Expense	10.35	111.66	101.31	703.42	1,005.02	301.60	1,340.00
<b>Total Operating Expense</b>	<b>20,924.83</b>	<b>21,941.60</b>	<b>1,016.77</b>	<b>177,226.74</b>	<b>197,475.20</b>	<b>20,248.46</b>	<b>263,300.00</b>
Total Operating Income	1,975.00	41.66	1,933.34	254,425.00	250,575.02	3,849.98	334,100.00
Total Operating Expense	20,924.83	21,941.60	1,016.77	177,226.74	197,475.20	20,248.46	263,300.00
<b>NOI - Net Operating Income</b>	<b>-18,949.83</b>	<b>-21,899.94</b>	<b>2,950.11</b>	<b>77,198.26</b>	<b>53,099.82</b>	<b>24,098.44</b>	<b>70,800.00</b>
<b>Other Expense</b>							
Roof Replacement Reserve	3,778.00	0.00	-3,778.00	130,978.00	44,850.00	-86,128.00	59,800.00
Emergency Reserve	0.00	916.66	916.66	8,250.00	8,250.02	0.02	11,000.00
<b>Total Other Expense</b>	<b>3,778.00</b>	<b>916.66</b>	<b>-2,861.34</b>	<b>139,228.00</b>	<b>53,100.02</b>	<b>-86,127.98</b>	<b>70,800.00</b>
<b>Net Other Income</b>	<b>-3,778.00</b>	<b>-916.66</b>	<b>-2,861.34</b>	<b>-139,228.00</b>	<b>-53,100.02</b>	<b>-86,127.98</b>	<b>-70,800.00</b>
Total Income	1,975.00	41.66	1,933.34	254,425.00	250,575.02	3,849.98	334,100.00
Total Expense	24,702.83	22,858.26	-1,844.57	316,454.74	250,575.22	-65,879.52	334,100.00
<b>Net Income</b>	<b>-22,727.83</b>	<b>-22,816.60</b>	<b>88.77</b>	<b>-62,029.74</b>	<b>-0.20</b>	<b>-62,029.54</b>	<b>0.00</b>



## Balance Sheet

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: 09/30/2022

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
M&T Bank Checking Account x0201	66,957.79
Key Bank Checking Account x2531 (Roof)	207.35
Key Bank Savings Account x8386 (Emergency)	8,250.36
Petty Cash - Clubhouse	300.00
<b>Total Cash</b>	<b>75,715.50</b>
Accounts Receivable	1,975.00
<b>TOTAL ASSETS</b>	<b>77,690.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Loan Payable - <del>Roof</del>	15,000.00
Loan Payable - <del>Roof</del>	17,000.00
Loan Payable - <del>Roof</del>	15,000.00
Loan Payable - <del>Roof</del>	10,000.00
Loan Payable - <del>Roof</del>	20,000.00
Loan Payable - <del>Roof</del>	5,000.00
Accrued Expenses	1,128.00
Prepaid Fees	48,960.80
Accounts Payable	12,849.79
<b>Total Liabilities</b>	<b>144,938.59</b>
<b>Capital</b>	
Emergency Reserve Fund	8,250.36
Roof Replacement Fund	-4,792.65
Retained Earnings	-8,676.06
Calculated Retained Earnings	-62,029.74
<b>Total Capital</b>	<b>-67,248.09</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>77,690.50</b>



### Secretary Report

A sympathy card will be sent to Jim Orlando's family after his passing. A donation to Golisano Children hospital will be made in his memory.

### Clubhouse Report

The first social event since the start of Covid-19 took place on Sept. 11,2022. The International Appetizer Extravaganza was attended by 45 people. It was jointly hosted by Welcome Committee and Kimry Moor Social Committee. It is our hope to add more social event in the future. We welcomed our new community members as well as welcomed back our current members. If you wish to help with an event please contact Barbara Arnold- [bacw2@aol.com](mailto:bacw2@aol.com) or 201-213-3884

# HOA ROOFING, CHIMNEY & FUNDING COMMITTEE REPORT

**SEPTEMBER 28, 2022, BOARD MEETING**

## **CHIMNEY REPAIR INFORMATION:**

Inspection of Clubhouse chimney – postponed until mid-2023

## **ROOF REPLACEMENTS:**

**Clubhouse roof** rescheduled for mid-2023.

- The committee met and decided to postpone replacement after recommendation from USA Insulation who found the roof to be in very good condition, good ventilation and zero leaks. During the winter months, evaluation of the roof's snow cover and build-up of icicles will be monitored.
- Due to inflation, total cost expected to be \$1,000 more than original quote of \$10,000. The HOA will purchase & store the shingles and pay Custom Quality \$3,000. **The committee is requesting approval to pay Custom Quality \$3,000.**

## **FUNDING FOR ROOF REPLACEMENTS:**

- “Loan” of \$5,000 from HOA in July to be repaid in October.
- Attached is updated Roof Replacement costs and Owner's Loan Repayment schedule.

## **ROOF REPAIR INFORMATION:**

- **Unit 610** – Kitchen exhaust needs replacement at owner's expense. Custom Quality to meet with owner and perform work. **Roof replaced in 2018**
- **Unit 815** – Tarp blown away. Custom Quality company repaired roof. Also determined the leak was from condensation from the kitchen exhaust. Recommended owner repair. Board approved up to \$2,500 for repair at May meeting. Invoice of \$2,000 was submitted for payment. **Roof replaced in 2011.**
- **Unit 809** – Roof leak in bathroom again. Last leak repaired in October 2021. The Roofing Guys fixed in mid September. **Roof replaced in 2019**
- **Unit 202** – From rain on 8/21, roof leak reoccurred. Custom Quality notified. Built a cricket roof behind the chimney and installed all new cap flashing around the chimney. Invoice for \$1,100 was absorbed by Custom Quality. **Roof replaced in 2015**
- **Unit 202** – New leak. TJMG wrapped the chimney on 8/31. From recent storms, no leaks noted.

## **Communications:**

- Letter send by Tree & Garden committee and Roofing committee to six owners to trim or prune trees or shrubs within 10 feet of their property.
- Letter dated 9/22 sent to residents to clean their gutters during the Fall months.

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## MAINTENANCE COMMITTEE REPORT

SEPTEMBER 28, 2022

The following maintenance services were requested since the August meeting of the Board of Directors -

Units 511, 521 & 817 - Repair/Replacement of mailboxes; and Unit 809 - Repair of siding

The following maintenance services that were requested (except power washing) are still outstanding -

Unit 203 - Paint garage door; Unit 204 - Replacement of garage door panel; Unit 303 - Water in front common area; Unit 306 - Repair roof frame; Units 403 & 405 - Repair of sink hole in driveways; Unit 827 - Paint garage door trim; Unit 903 - Repair broken window; Unit 905 - Repair of Garage Door; Unit 906 - Replace light bulb at light post; Clubhouse - Replace handle on service chair, Replace emergency light, Replace smoke/carbon monoxide detector, & Infestation of mice; and Entrance Sign, Cosmetic repairs.

The Maintenance Committee was requested to prepare a budget for the Power Washing Program. Although Greg Cohen has been power washing Units in Kimry Moor in the past, Greg decided that he cannot safely power wash the two-story Units.

There are approximately 39 one-story Units, and approximately 69 units that are 2-story (some of the 1-story units' roof lines are as high as a 2-story unit.).

The Maintenance Committee requested estimates from CNY Power Washing, Grime Fighters and Pristine Wash to power wash all of the clusters that have 2-story Units in Kimry Moor (There are 13 clusters that have 2-story Units). CNY Power Washing's estimate bid was \$845 per cluster or \$10,985; Grime Fighters' estimated bid was \$2,322 per cluster or \$30,186; and Pristine Wash estimated bid was rejected.

The low bidder, CNY Power Washing (\$845 per cluster) has agreed to power wash, this year only, those sidings that have mold or mildew (front \$265, back \$280, & side \$150). Greg Cohen will continue to power wash the 1-story units at \$100/unit.

Attached are lists of 1-story units that have been requested to be powered washed (estimated cost \$1,400) and 2-story units that have mold/mildew on the front, rear and/or side that need to be power washed (estimated cost \$\$6,285).

**The Maintenance Committee is requesting that the Board of Directors discuss the Power Washing Program.**

The Maintenance Committee received an estimate from Wayne-Dalton to replace the two bottom sections including the retainer and bottom sweep of Unit 204's garage door for \$1,398.

**The Maintenance Committee is requesting that the Board of Directors discuss the estimate from Wayne Dalton.**

To date the Maintenance Committee has spent \$7,280.02 of its 2022 budget of \$12,000 for general repairs, repairs/replacements of street light poles, mailboxes, & steps/sidewalks. The remaining balance of \$4,719.98 will be spent on the outstanding requests noted above.

The furnace, air conditioning, and water heater in the Clubhouse are beyond their useful life. Although the Maintenance Committee is requesting quotes for replacing the furnace, air conditioning and water heater, appropriate reserves were established in the 2022 Budget for replacing this equipment.

Respectfully submitted,

Richard J. Greene & Edward Dera  
Maintenance Committee

# Power Wash Schedule

## 1-Floor Units

Prepared By	Initials	Date
Approved By		

CLASSIFICATION	UNIT	1	2	3	4	5
1	4 B	402				
2	5 A	503				
3	5 C	509				
4	5 D	513				
5	5 D	515				
6	5 D	517				
7	6 B	604				
8	6 C	601				
9	<del>6 D</del>	<del>608</del>				
10	6 C	609				
11	7 B	702				
12	7 C	711				
13	8 A	803				
14	8 B	805				
15	<del>8 C</del>	<del>815</del>				
16	9 A	907				
17						\$ 1600
18						<del>\$ 1300</del>
19						\$ 1400
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						



# Power Wash Schedule

2-Floor Units\*

\* Includes High Roof Line Areas

Prepared By	Initials	Date
Approved By		

CLOSER	UNIT	FRONT	REAR	SIDE	SIDE	COST
1 A	104		✓(E)			\$ 290
1 A	106		✓(E)	✓(N)		430
3 A	303			✓(W)		150
3 A	305			✓(W)		150
3 B	304			✓(W)		150
3 B	306			✓(W)		150
4 B	404			✓(W)		150
5 B	502			✓(W)		150
5 B	504			✓(W)		150
5 A	505			✓(E)		150
5 C	507			✓(W)		150
5 D	511			✓(W)		150
5 E	519			✓(E)		150
5 E	521			✓(W)		150
6 A	603		✓(N)	✓(E)		430
7 A	705	✓(S)		✓(E)	✓(W)	565
7 A	707		✓(N)	✓(E)	✓(W)	580
8 C	813		✓(S)			280
8 C	815	✓(N)		✓(E)		45
8 C	817	✓(N)	✓(S)		✓(W)	695
8 D	823	✓(N)				265
8 D	825	✓(N)				265
	Clubhouse		✓(N)			280
						<u>6285</u>
CNY Power Washing Pricing						
	FRONT	265 -				
	REAR	280 -				
	SIDE	150 -				
	SIDE	150 -				
		<u>845 -</u>				

# KIMRY MOOR HOMEOWNERS ASSOCIATION

## POOL COMMITTEE REPORT

SEPTEMBER 28, 2022

Kimry Moor's pool was closed on September 20th. The pool was covered and pumps were disconnected, while pool furniture will be stored later this week or early next week.

The expenses charged to the line item, **Pool Repairs** (\$9,000) included (\$9,329.87) to repair the pool (Greg Cohen & Clean All) and replace the pool heater (Pentair). The difference of \$329.87 will be requested to be taken from the line item, **Pool Maintenance**.

The expenses charged to the line item, **Pool Maintenance** (\$9,000), included permitting fees, pool keys, copies of pool rules, a new railing cover, test strips, miscellaneous work by Greg Cohen and monthly maintenance fees from Clean All. These expenses through September 30, 2022 are projected be \$6,728.37, and includes Clean All's Maintenance Fee (\$909.90) + tax), Clean All Closing Fee (\$538.65) + tax), Greg Cohen's work (\$380.00 + tax) of cleaning the basement, draining the pool heater, dismantling the shower, etc., and the difference of \$329.87 from **Pool Repairs**. The remaining balance of \$2,271.63 may be used to repair the fence (see Health Department violation) and replace the gasket on the pool pump.

Kimry Moor's pool is over 40-years old. The alternative to replace the pool floor and wall is to continue to do repair work as needed. For 2023, the Pool Committee recommends that a masonry contractor sound out the floor, patch areas of plaster that may have broken away from the gunite, seal between the floor and wall of the pool, acid washed and apply an epoxy primer to the entire pool. The scope of this work would be a temporary repair for the next few years, so more details will be presented at later meetings.

Respectively submitted,

Richard J. Greene & Ron Murca  
Kimry Moor Pool Committee

Tree & Garden Committee Report  
September 28, 2022

Committee members are: Laurie Kushner, Janet McLoughlin, Lynn Greene, Marilou Pierce, Piri Taborosi, Barbara Arnold and myself.

In mid-May, the committee planted begonias at the base of trees along the median and at both gardens at the front entrance. Soon after, it was discovered that the sprinkler system was not functioning properly. We arranged for TJMG to fix the problem.

A few committee members joined me for two inspection walks throughout the property in June and a list of items was developed to have needed work done by Bartlett Tree Experts. We are concentrating on concerns that have been communicated to me by residents. When the most prominent problems, large trees, etc. are completed, we may be able to concentrate on the higher areas of overgrowth.

Our first priority will be fallen trees, limbs over the roof line as well as the large pines in front of the pool. I am presently shopping for trees to replace the 2 large pines in front of the pool.

I am working with the grounds committee to have many areas re-seeded in the fall. An obvious area of concern is the overgrowth in front of 202. We did a partial cleanup last year but will continue to clear and improve the area.

I have an estimate with a company to grind up a large group of stumps behind the 400's and some near the 300's.

We are expecting that next week (9/19/2022) Bartlett will begin the soil boost and fertilization treatments. Soon we will begin pest management(spraying) of borers, bugs, & weeds. You will be notified of these dates.

Our goals are to complete tree work before the snow flies! We are also considering planting replacement trees in areas where it is most needed, if budget allows!

As always, thank you for your patience and understanding.

Respectively Submitted  
Joan Yanno  
Tree & Garden Committee Chair



Grounds Committee Report  
September 28, 2022

### **Grounds/Pond and Swale**

Shaun Blumin has been diligently working on gathering information on pond care and fountain installation. We have so far met with Hullar's to discuss the possibility of dredging the pond next spring. We also met with Will from Miller's Turf, who specializes in **Aquatic Vegetation Control**. He was able to provide some suggestions on controlling the vegetation in the Kimry Moor waterways. He, along with Andy from Hullar's, felt dredging the pond in the spring would be the initial step in cleaning up the pond. He also suggested that we hand dig the area adjacent to the 100 block to promote better flow and treat the weeds along the banks of the waterways in the spring to prevent weed growth.

Will was also able to treat the invasive species of *Phragmites australis* growing behind the 500 block, in order for the treatment to work, we are postponing the bush hogging until next summer. Hopefully the roots of this invasive species will die out (a second treatment in the spring may be necessary) and then the area can be cleared with the bush hog. Currently these plants have grown to the edge of the 500 block's decks and patios.

Shaun also met with Pond and Rock out of Cicero. They felt we might be able to go another route, but we felt based on the information Shaun has gathered, their idea would just be a temporary fix.

Joannie and my committee are working jointly to clean up the area in front of 202.

**As always, a reminder:**

- 1. Please do not put yard waste out on the curb until the night before or the day of pick up!**
- 2. Please do not plant anything or place furniture or other objects in the common areas!**

Respectively Submitted  
Linda Crawford

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
October 26, 2022  
Via Zoom, 6:30 pm  
Approved**

**PRESENT:** P. Curtin, J. McLoughlin, B. Arnold, L. Kushner, J. Yanno, R. Greene, M. Sargent P. Haynor, and Kathryn Wolff of TJMG Properties.

**EXCUSED:** L. Crawford

**1. PRESIDENT'S OPENING REMRKS:**

- a. Our Condolences to Barb Arnold on the passing of her mother.
- b. Best wishes to all of our neighbors that have property in Florida. We hope you and your loved ones are safe, and that your property did not incur too much damage from Hurricane Ian.
- c. An Executive Session of the Board was held October 13, 2022 to discuss the furnace at the Clubhouse.
- d. Electronic Motions have passed since last meeting in September:
  1. Motion #1: No additional money can be spent on repair or maintenance of the old HVAC system at the Clubhouse without prior Board of Directors' approval. (8-0)
  2. Motion #2: To establish an Ad Hoc HVAC Committee to obtain bids and make a recommendation to the Board for a new furnace, and possibly air conditioning. Claude Pilon and Joe Greenman are nominated to join Richard Greene in serving on that Committee. (8-0)

**2. REVIEW AND APPROVAL:**

Request for approval of the Minutes of the September 24, 2022 and the September 28, 2022 Board of Directors meeting minutes. **(8-0 in favor)**

**3. RESIDENT COMMENTS:**

The pre-scheduled speaker is Nancy Moore of unit 201. Nancy spoke about the controversy regarding the staining of the ramp and deck at her unit. Nancy feels that she should not be required to stain the ramp because it can be dismantled and sold if it is not stained. The ramp was built by a professional construction company using pressure treated lumber which should not be stained for at least 1 year. In the fall of 2021, the deck replaced was a wreck. The contractor advised Nancy that the wood would rot again if painted because the water would not be able to get through the slates. The Board needs to clarify the difference between stain and paint.

#### **4. NOMINATION and APPROVAL:**

- a. Nominate Marty Levine to be Chair of the Maintenance Committee for the remainder of the 2022 Calendar year. This includes the regular \$500 Committee Chair expenditure limit. **(8-0 in favor)**
- b. Nominate Robin Monteleone to join the Neighborhood Watch Committee. **(8-0 in favor)**

#### **5. SECRETARY'S REPORT:**

- a. Barbara Arnold would like to thank the Board members for the beautiful flowers.

#### **6. TREASURER'S REPORT:**

- a. Laurie Kushner presented the September 2022 Budget Comparison Report and Balance Sheet. **A motion was made, seconded and approved to accept the September 2022 Budget Comparison Report and Balance Sheet, and the Check Register and Bank Reconciliation are on the Portal. (8-0 in favor)**
- b. Laurie Kushner is requesting approval to pay the National Grid bill of \$663. **A motion was made, 2<sup>nd</sup> and approved to pay the National Grid bill. (8-0 in favor)**
- c. Laurie Kushner wanted to thank all the Committee Members for submitting their budgets so quickly.
- d. Laurie Kushner reported that there have been **six electronic votes** taken since the last meeting.
  - 1 - National Grid for \$666.94 **(8-0-1 in favor)**
  - 2 - Waste Management for \$705.38 **(9-0 in favor)**
  - 3 - Don Bernet for \$530 (furnace repair) **(7-1-1 in favor)**
  - 4 - Bartlett Tree for \$1,544.40 (stump grinding and removal of pine trees near pool) **(9-0 in favor)**
  - 5 - Arbor Tech for \$2,300 (removing trees, bushes, grinding stumps, etc.) **(9-0 in favor)**.
  - 6 - Arbor Tech for \$250 (unit 202 grounds work) **(9-0 in favor)**.
- e. The September financial reports are attached.

#### **7. PROPERTY MANAGER'S REPORTS:**

- a. Final yard waste pick-up: Kathryn found out the day before that October 25 was going to be the yard waste pick-up for TJMG Properties. She immediately sent an email to the homeowners instead of after the fact. Upon review of the past history with Pat Curtin, she spoke with Keith Jones and he is working on a date in November when TJMG can come back for a final pick-up. He will try to give the homeowners a week notice.
- b. Gutter cleaning: TJMG Properties has received several calls from homeowners requesting their gutters be cleaned after the reminder sent by the Roof & Chimney

Committee. It would be foolish to have them cleaned now and has advised the homeowners to wait until more leaves have fallen so they do not have to have them cleaned again before winter.

- c. Snow services: TJMG Properties has enlisted the help of another contractor (Izyk Landscape Property Service) to assist with the snow removal this season at Kimry Moor. We are using their services at some of our other HOA's and they are very happy with their services. They will be providing the same services that we have provided in our snow contract. Homeowners will begin to see their trucks on site instead of TJMG Properties.
- d. We received a final disconnect notice with balance due from National Grid for the old Mott Road account which we believe Richard Greene canceled 2-3 years ago. TJMG Properties will email the notice to Richard Greene who will follow-up with National Grid.

### **COMMITTEE REPORTS:**

All Committee Chairman are reminded to get their reports to the entire Board and to Kathryn prior to the Board of Directors meeting.

#### **Roof and Chimney Committee:**

- a. Claude Pilon reviewed his report with the Board.
- b. Request approval to pay Lender #3 \$4,000 the month of November per the owner loan repayment schedule. **A motion was made, 2<sup>nd</sup> and approved to pay Lender #3. (8-0 in favor)**
- c. Request approval to pay Lender #5 \$2,500 and Lender #6 \$2,500 the month of January 2023 per the owner loan repayment schedule. **A motion was made, 2<sup>nd</sup> and approved to pay Lender #5 & #6 (8-0 in favor)**
- d. Report attached.

#### **Clubhouse Committee Report:**

- a. Barbara Arnold reported that the Clubhouse will be holding a Halloween open house from 6:00-8:00pm on October 31, 2022. Please be sure to RSVP.

#### **Tree & Garden Committee Report:**

- a. Joan Yanno reviewed her report with the Board.
- b. Request for \$6,442 quote for Bartlett Tree to schedule and start the tree work. **A motion was made, 2<sup>nd</sup> and approved for up to \$6,500 for the Bartlett Tree work. (8-0 in favor)**
- c. Report attached.

## **Grounds Committee Report:**

- a. Report Attached

### **8. OLD BUSINESS:**

Power Washing: Greg Cohen will be doing the one-story Units this week. The north facing Units are in the worst shape. CNY Power Washing will be doing the 22 two-story Units for \$5,500. 7 of those 22 two-story Units have already been done last year. Most of the Board doesn't think the Units should be every year. Those 7 Units will be removed from the current power washing list and get the remaining 15 Units done this year. The cost for CNY Power Washing to do 15 two-story Units is \$3,750. **A motion was made, 2<sup>nd</sup> and approved for CNY Power Washing to do the 15 two-story Units. (8-0 in favor)**

IRS Clarification: No news from the IRS on the fact that duplicate accounts were established for Kimry Moor. (Item Open)

Helpful Hints: Additional easy-to-read material for all residents (pending)

### **9. NEW BUSINESS:**

2023 Budget: Laurie Kushner reviewed the proposed budget for 2023. Roof & chimney repair, pool maintenance and grounds are the three areas we should be able to save some money. The draft budget will be sent to homeowners for comment. Final vote of will be requested at the November 30, 2022 meeting.

Unit 201 Brown Stain needed: Doug Moore filled out the request and knew the ramp and deck needed to be stained. The staining stipulation for approval was made clear to Doug Moore. The ramp and deck had to be stained with a dark stain. Greg Cohen met with the contractor and worked with Doug Moore. The wood used cannot be stained for at least 6 months which would be February 2023. The deck must be done before winter. The Board will construct a letter to be sent to Doug Moore (and cc: Nancy Moore) for the deck and the ramp to be done no later than June 2023.

### **10. NEXT MEETINGS:**

- a. The November Board Meeting will be held on Wednesday, November 30th at 6:30 PM.
- b. Future meeting dates: December – No Board Meeting, just an organizational Meeting.

### **11. MEETING AJOURNMENT:**

- a. **A motion was made, seconded and approved to adjourn the October 26, 2022.**

Respectfully submitted,  
Kathryn Wolff  
Association Account Manager  
TJMG Properties

## HOA Packet - Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Mocr Fayetteville, NY 13066

As of: Sep 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Common Fees	0.00	0.00	0.00	245,700.00	245,700.00	0.00	327,600.00
New Homeowner Fee	2,000.00	0.00	2,000.00	3,000.00	4,500.00	3,500.00	6,000.00
Late Fee Income	-25.00	33.33	-58.33	725.00	300.01	424.99	400.00
Miscellaneous Income	0.00	8.33	-8.33	0.00	75.01	-75.01	100.00
<b>Total Operating Income</b>	<b>1,975.00</b>	<b>41.66</b>	<b>1,933.34</b>	<b>254,425.00</b>	<b>250,575.02</b>	<b>3,849.98</b>	<b>334,100.00</b>
<b>Expense</b>							
Insurance	3,449.00	3,658.50	209.50	39,648.58	32,926.50	-6,722.08	43,902.00
Grounds Maintenance Non-Contract	0.00	416.66	416.66	196.02	3,750.02	3,554.00	5,000.00
Taxes: Property, Income	19.26	41.66	22.40	201.10	375.02	173.92	500.00
Legal & Accounting	0.00	333.33	333.33	2,770.00	3,000.01	230.01	4,000.00
Maintenance & Repair	98.74	1,000.00	901.26	2,021.61	9,000.00	6,978.39	12,000.00
M&R: Mailboxes	145.80	0.00	-145.80	790.37	0.00	-790.37	0.00
M&R: Roofs	2,000.00	333.33	-1,666.67	2,754.89	3,000.01	245.12	4,000.00
M&R: Chimneys	0.00	833.33	833.33	12,000.00	7,500.01	-4,499.99	10,000.00
M&R: Steps/Sidewalks	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00
M&R: Lights	0.00	0.00	0.00	2,869.54	0.00	-2,869.54	0.00
M&R: Clubhouse	0.00	83.33	83.33	318.04	750.01	431.97	1,000.00
Property Management	1,203.75	1,210.00	3.25	10,833.75	10,890.00	56.25	14,520.00
Utilities: Power/Phone/Water	1,770.24	826.66	-943.58	7,804.32	7,440.02	-364.30	9,920.00
Trash Removal	1,459.12	1,476.91	17.79	13,758.49	13,292.27	-466.22	17,723.00
Snow Removal	2,107.56	2,115.83	3.27	18,968.04	19,042.51	74.47	25,390.00
Grounds Maintenance Contract	4,766.04	4,710.41	-55.63	42,969.36	42,393.77	-575.59	56,525.00
Tree Service	3,438.72	2,140.00	-1,298.72	3,438.72	19,260.00	15,821.28	25,680.00
Planting & Flowers	201.37	66.66	-134.71	201.37	600.02	398.65	800.00
Pool Maintenance	60.48	750.00	689.52	2,963.04	6,750.00	3,786.96	9,000.00
Pool Repairs	0.00	750.00	750.00	9,329.87	6,750.00	-2,579.87	9,000.00

## HOA Packet - Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pond & Stream Maintenance	194.40	1,000.00	805.60	383.94	9,000.00	8,616.06	12,000.00
Clubhouse Expenses	0.00	83.33	83.33	777.27	750.01	-27.26	1,000.00
Miscellaneous Expense	10.35	111.66	101.31	703.42	1,005.02	301.60	1,340.00
<b>Total Operating Expense</b>	<b>20,924.83</b>	<b>21,941.60</b>	<b>1,016.77</b>	<b>177,226.74</b>	<b>197,475.20</b>	<b>20,248.46</b>	<b>263,300.00</b>
Total Operating Income	1,975.00	41.66	1,933.34	254,425.00	250,575.02	3,849.98	334,100.00
Total Operating Expense	20,924.83	21,941.60	1,016.77	177,226.74	197,475.20	20,248.46	263,300.00
<b>NOI - Net Operating Income</b>	<b>-18,949.83</b>	<b>-21,899.94</b>	<b>2,950.11</b>	<b>77,198.26</b>	<b>53,099.82</b>	<b>24,098.44</b>	<b>70,800.00</b>
<b>Other Expense</b>							
Roof Replacement Reserve	3,778.00	0.00	-3,778.00	130,978.00	44,850.00	-86,128.00	59,800.00
Emergency Reserve	0.00	916.66	916.66	8,250.00	8,250.02	0.02	11,000.00
<b>Total Other Expense</b>	<b>3,778.00</b>	<b>916.66</b>	<b>-2,861.34</b>	<b>139,228.00</b>	<b>53,100.02</b>	<b>-86,127.98</b>	<b>70,800.00</b>
<b>Net Other Income</b>	<b>-3,778.00</b>	<b>-916.66</b>	<b>-2,861.34</b>	<b>-139,228.00</b>	<b>-53,100.02</b>	<b>-86,127.98</b>	<b>-70,800.00</b>
Total Income	1,975.00	41.66	1,933.34	254,425.00	250,575.02	3,849.98	334,100.00
Total Expense	24,702.83	22,858.26	-1,844.57	316,454.74	250,575.22	-65,879.52	334,100.00
<b>Net Income</b>	<b>-22,727.83</b>	<b>-22,816.60</b>	<b>88.77</b>	<b>-62,029.74</b>	<b>-0.20</b>	<b>-62,029.54</b>	<b>0.00</b>



## Balance Sheet

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: 09/30/2022

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
M&T Bank Checking Account x0201	66,957.79
Key Bank Checking Account x2531 (Roof)	207.35
Key Bank Savings Account x8386 (Emergency)	8,250.36
Petty Cash - Clubhouse	300.00
<b>Total Cash</b>	<b>75,715.50</b>
Accounts Receivable	1,975.00
<b>TOTAL ASSETS</b>	<b>77,690.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Loan Payable - <del>Roof</del>	15,000.00
Loan Payable - <del>Roof</del>	17,000.00
Loan Payable - <del>Roof</del>	15,000.00
Loan Payable - <del>Roof</del>	10,000.00
Loan Payable - <del>Roof</del>	20,000.00
Loan Payable - <del>Roof</del>	5,000.00
Accrued Expenses	1,128.00
Prepaid Fees	48,960.80
Accounts Payable	12,849.79
<b>Total Liabilities</b>	<b>144,938.59</b>
<b>Capital</b>	
Emergency Reserve Fund	8,250.36
Roof Replacement Fund	-4,792.65
Retained Earnings	-8,676.06
Calculated Retained Earnings	-62,029.74
<b>Total Capital</b>	<b>-67,248.09</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>77,690.50</b>



# HOA ROOF CHIMNEY & FUNDING COMMITTEE REPORT

**OCTOBER 26, 2022, BOARD MEETING**

## **ROOF REPAIR INFORMATION:**

**Unit 608** – Water spots on ceiling noted. Custom Quality met with owner and performed repairs. **Roof replaced in 2018**

## **FUNDING UPDATE:**

- Per the Owners Loan and Repayment schedule dated September 20, 2022, the committee is requesting payment of \$4,000 to Lender #3 during the month of November.
- Per the Owners Loan and Repayment schedule dated September 20, 2022, the committee is requesting payment of \$2,500 to Lender #5 and \$2,500 to Lender #6 during the month of January 2023.

## **Communications:**

- Letter send by Tree & Garden committee and Roofing committee to additional two owners to trim or prune trees or shrubs within 10 feet of their property.
- Second letter dated 10/18 sent to residents to clean their gutters during the Fall months.

Submitted by Roof Replacement, Repair and Funding Committee

(Pat C, Morris T, John C, Claude P.)

Tree & Garden Committee Report  
October 26, 2022

Committee members are: Laurie Kushner, Janet McLoughlin, Lynn Greene, Marilou Pierce, Piri Taborosi, Barbara Arnold and myself.

- \* Sprinkler system was repaired in August by TJMG. Cost was covered by this committee.
- \* On September 28 & 30, Bartlett applied treatments for weeds & invasive plants as well as fertilizing the soil for trees. These expenditures were approved by electronic vote on 9/14/22. More treatments will be completed by the end of November.
- \* Common ground in front of unit 202 was cleared of trees and underbrush on 10/20/22
- \* Eight large ash stumps were ground and the area cleared of debris (behind the 400's) on 10/20/22
- \* Lower branches on 3 maple trees were trimmed and removed at 609 and 607
- \* The 2 large spruce trees in front of the pool were removed and stumps were ground on October 3rd & 4th. (This expense was approved by electronic vote)
- \* On 10/24 Marilou Pierce and I pruned and cleaned the flower beds at the front entrance as well as under the trees along the median.
- \* On 10/25 the tree and garden committee will meet to make final decisions and prioritize the remainder of tree work that needs to be completed. At that time Bartlett will be scheduling the dates for these jobs.  
When the most prominent problems (Safety, branches over roofs, etc.) are completed, we may be able to concentrate (budget allowing!) on higher areas of overgrowth.

Respectively Submitted  
Joan Yanno  
Tree & Garden Committee Chair

Grounds Committee Report  
October 26, 2022

Ground/Pond and Swale

1. Grading and seeding will be completed the week of October 24th at units identified earlier this year.
2. We are still currently working on getting quotes for taking care of the weeds in the stream as well as dredging and installing a fountain in the pond. We anticipate this work being done in the spring
3. The committee is currently getting a quote for topsoil and grading and seeding in front of Unit 202

Respectively Submitted  
Linda Crawford  
Grounds Committee Chair