

Kimry Moor Homeowners Association
Board of Directors' Meeting
Mar 27, 2024
Via Zoom & In-Person (Clubhouse), 6:30 pm
FINAL

PRESENT: P. Curtin, L. Kushner, J Greenman, J. Yanno, R. Greene, L. Crawford, B. Arnold, B. Dubnoff, J. Yao and Keith Jones of TJMG Properties

EXCUSED:

Meeting was called to order by P. Curtin at 6:33 PM with a quorum present.

1. PRESIDENT'S OPENING REMRKS (P. CURTIN):

- a. Reviewed 'hybrid' protocol for board meeting that includes meeting in person at the Clubhouse along with a hosted Zoom meeting. Non-Board members will only be recognized if they have been scheduled to speak prior to the meeting.
- b. Board met in Executive Session on February 28, 2024 to discuss Committee staffing
- c. The Board sends their condolences to family of Ann Doherty
- d. A POD is to be delivered to Unit #819 on or about 4/2/24. Notification was given to Board by Homeowner in a timely manner.

2. REVIEW AND APPROVAL:

- a. Request for approval of the minutes of the January Board Meeting. **A motion was made to approve the board meeting minutes from February 28, 2024. (8-0 in favor)**

3. RESIDENT COMMENTS:

None

4. SECRETARY REPORT:

See attached report.

5. TREASURER'S REPORT (L. KUSHNER)

- a. February Financial Statements, Bank Reconciliations and Cash Disbursement Journal report is attached. **A motion was made, seconded, and approved to accept the February 29, 2024 Financial Statements, Bank Reconciliations and Cash Disbursement Journal. (8-0 in favor)**
- b. There were 3 electronic votes in February. See attached report for details.
- c. Quarterly Dues will increase to \$1,000 per quarter or to go to \$333.34/month starting on April 1st

- d. Unit 110 Arrears: Condo lien remains in place; use of facilities remains suspended. Next payment is due on Mar 31, 2024. The commercial vehicle violation remains, the Board will draft a letter and send to Owner, notifying them of potential daily fine if not remedied.
- e. Approval requested to pay \$259.06 National Grid bill. **A motion was made, seconded, and approved to pay \$259.06 to National Grid (8-0 in favor)**
- f. Approval requested to pay out last loan payment which is Loan #4 in amount of \$5,000. **A motion was made, seconded, and approved to pay \$5,000.00 for Roof Loan #4 (8-0 in favor)**
- g. See attached report for additional information.

6. PROPERTY MANAGER'S REPORTS (K. JONES):

- a. TJMG is working with the Board on a change of Trash & Recycling vendors. The board has previously approved and signed a new contract with Syracuse Haulers to replace Waste Management. TJMG to work with Board and Vendors on proper transition.
- b. Yard waste pickup will be started in April. TJMG will send out notices to homeowners noting the exact pickup dates.
- c. Keith Jones will join the Spring Walk arounds (Ground, Tree and Maintenance)
- d. A discussion was had around the needed sprinkler system repairs. A Meeting to be to be set with K Jones, Greg Cohen, R Greene and J Yanno to review in the early Spring.

7. NOMINATION OF 2024 COMMITTEE CHAIRS / MEMBERS (P CURTIN)

Barb Arnold has been added to the Pool Committee by electronic vote (9-0)

8. COMMITTEE REPORTS:

Roof & Chimney Committee (J Bayanker):

- a. K Jones will work with J Bayanker on chimney inspections to be done in 2024. Discussions were had regarding the chimney on the Clubhouse and what actions may be taken. No firm decision was made. K. Jones to coordinate vendor meetings with Roof and Chimney Committee.
- b. Savings Plan for roof replacement reserves – further discussions were had regarding option #2 and #3 that were previously presented. A plan was set to schedule a meeting to review this with homeowners before making a final decision.
- c. Report attached.

Trees Joanie):

- a. Report attached.

Contract & Legal Committee (J Greenman):

- a. Report attached.

By-Laws Committee (J McLoughlin):

- a. Board received a draft of the recent bylaw changes for their review. P Curtin read a brief description of each one. A request was made by L Kushner that 'normal' utility bills do not need to go to Utility Committee for approval with discussion regarding this change. **A motion was made, seconded, and approved to ACCEPT the By-Law changes, as revised (9-0 in favor).**

Grievance Committee (J McLoughlin):

- a. There is currently (1) complaint into the committee for review. A meeting to be scheduled with the complainant, committee and a designated Board member. P Curtin to be the designee for the Board at the upcoming meeting.

Maintenance Committee (E Dera):

- a. Committee will start to pick up where they left off last year for all projects.
- b. Requested approval to spend \$2,728.00 for mailbox repair that will include installing a product around the base of each post along with Greg Cohen to paint the posts. **A motion was made, seconded, and approved to APPROVE spending \$2,728.00 for the mailbox repair project (9-0 in favor).**
- c. Report attached.

Clubhouse Committee (B Arnold):

- a. Planning a 'New Beginnings' event for April 17, 2024.
- b. Report attached.

Pool Committee (R Greene):

- a. A final version of the Pool Rules is included in the Pool Committee report. **A motion was made, seconded, and approved to APPROVE the Pool Rules as submitted (9-0) in favor).**
- b. Report attached.

9. OLD BUSINESS:

- a. Helpful Hints: Additional easy-to-read material for all residents. Distribution underway.
- b. Document Filing. Updated documents should be filed with Onondaga County.
- c. Trailer Parking. The Board has been asked to clarify the parking limit in the Clubhouse parking lot. The Board agreed that it is 7 “consecutive” days not 7 “total” days. Also clarified that pickup trucks and SUV’s may be parked in driveways overnight. Also clarified exceptions for construction vehicles. Precise wording of By-Laws is being drafted by By-Laws Committee. Legal review is currently underway by BS&K (attorney)
- d. OCWA Billing. Engineer from OCWA is working with Richard Greene to resolve the water leak at either the pool or irrigation system. Water shut off for Winter and will be resolved in Spring 2024.
- e. Discussion: Organization of Board work and Committee assignments to even out workload. Sent to Board on Jan 31. Pending By-Laws Committee draft.

10. NEW BUSINESS:

None

11. NEXT MEETINGS:

Future meeting dates (to be held in same hybrid format):

April 24, 2024 Regular Board Meeting – 6:30 PM

May 22, 2024 Regular Board Meeting – 6:30 PM

12. MEETING AJOURNMENT:

A motion was made, seconded, and approved to adjourn the Board meeting at 8:25 pm.

Respectfully submitted,

Keith Jones

TJMG Properties