

Minutes of the Board of Directors
Kimry Moor Homeowners Association

2015

[January](#)

[February](#)

[March](#)

[April](#)

[May](#)

[June](#)

[July](#)

[August](#)

[September](#)

[October](#)

[November](#)

[December \(No meeting\)](#)

(Click on month to go to that month)

Kimry Moor

Board Meeting

January 27, 2015

Present: E. Haynor, B. Sweeney, R. Solow, R. Forest, R. Bruner, M. Bright

Minutes of November meeting were reviewed and approved.

Absent: J. Murphy, G. Meyer

M. Bright handed out an updated copy of the tenant roster and E. Haynor handed out a copy of the end-of-year budget.

Minutes of the November meeting were reviewed and approved.

Secretary Report: A social hour was celebrated at the clubhouse on New Year's Eve organized by Hal and Coreen Talbot and Lynn and Richard Greene. A group of Kimry Moor residents welcomed the New Year with refreshments and lively conversation.

The Kimry Moor Book Club discussed The Unlikely Pilgrimage of Harold Fry by Rachel Joyce selected by Charlene Bruner. This unusual story was universally enjoyed and the discussion was full of thoughtful insights. "Gone Girl" and "Wild" and the movies from these books were also discussed as they had been selections made by the club. Joan Jacobs selected The Hundred-Year-Old Man by Jonas Jonasson as the book for January. If enough copies are not available at the library, members may discuss their own selection at the January meeting on the last Tuesday of the month at 11:00 a.m. in the clubhouse.

Thanks to Jean Bracken once again for alerting residents to the meeting.

Treasurer's Report: Fiscal year ending December 31, 2014 shows expenses exceeded income by \$1,889.37. "Total Revenue" is over budget by \$4,986. "Contract Expense" is under budget by \$402 and "Clubhouse Expense" is under by \$6,944 while "Other Expense" is over by \$14,223. The loss (\$1,889) will reduce "Retained Earnings."

Two residents are in arrears for their homeowners fees. The amount owed is \$2,830 and is reflected on the balance sheet as "Common Fee Receivables." Ed agreed to follow up with Highlander to ensure that notices are going out to these folks on a frequent and, if necessary, recurring basis.

The "Account Payable" figure is the balance due for 2014 tree services contract.

COMMITTEE REPORTS:

Grounds: Hal Talbot is joining the committee. Extra money is now in the annual budget due to tree trimming by the Town of Manlius at no cost. Committee members will prepare a master plan for tree planting, pruning and fertilization.

Goose Management: Lynn Greene agreed to assume responsibility for all goose management activity to prevent the unnecessary expenditure of funds.

Discussion of brush on curb. Mark will see if Town of Manlius will pick up and if not, Highlander will do so.

Ponds: No report.

Pool: Cleaned in fall and work will begin again in spring.

Roof and Chimneys: Roof contract for 200 block received 1/26 and needs to be reviewed before presenting to the Board.

Chimney/mason contractor is in Albania and Ray will contact him when he returns to get quotes from last fall's inspections. Chimney repairs/replacement are done on a priority basis and allocations available.

Maintenance: Joe Murphy and Jerry Meyer were absent so the report was provided by Ray Forest. Joe Murphy had inspected all buildings this past fall and prepared a listing of repairs. Joe will prioritize all the work and assign costs for each item. Assessment as follows for \$30000 worth of work:

19 miscellaneous power washings

13 carpentry jobs-decks and steps

12 garage door header repairs

4 masonry repairs (garage/house block work)

12 sidewalk repairs

Old Business:

Lawsuit: Recent KMHA vs. Orlando lawsuit discussed. B. Sweeney was contacted by Fox News and she referred the caller to the KMHA attorney, Paul Curtin. Waiting for the Onondaga County Judge's decision regarding claims and counterclaims. No date for resolution as the case is in fact-finding mode. Approximately \$3,700 paid to date to the KMHA attorney regarding this matter.

Privacy Issue: New resident Ellen Mott (809) expressed concern over the privacy issues as a result of the removal of trees behind her home. Mark will contact the cable and telephone companies to see if cables can be removed to allow for stump grinding. A plan is being developed that will provide for a spring planting. \$16K is allocated in the budget and this includes the planting of trees as well as the removal of trees. The Grounds committee will present to Board who will make a decision regarding these areas.

New Business:

Insurance Policy: The KMHA annual insurance policy must be renewed for the upcoming year. A meeting has been scheduled with Crowley Associates on January 29th to discuss options for the upcoming year. Residents need to file for their own insurance for the content of their condo unit as well as liability in the event of damage to any other property or person. The KMHA policy protects the physical space from the occupant wallboard outward.

Motion made to adjourn by B. Sweeney and seconded by R. Forest.

Meeting adjourned at 8:00 p.m.

Kimry Moor

Board Meeting

February 17, 2015

Present: E. Haynor, B. Sweeney, R. Solow, R. Forest, R. Bruner.

Absent: J. Murphy, M. Bright

Minutes of January meeting approved.

Secretary Report: The Kimry Moor Book Club meeting for January was well-attended. Next meeting is February 24.

Treasurer's Report: There is only one item on the financial agenda of any significance which is for pool repairs. The payment (\$5,616) is for preliminary work that was done in December in anticipation of the major repair to be made on the pool this coming spring.

COMMITTEE REPORTS:

Grounds: No report-M. Bright absent.

Ponds: No report.

Pool: The pool was pressure washed in the fall and additional work will begin in the spring per the existing contract with Clean All of Syracuse.

Roof and Chimneys: R. Forest reported that 2015 roof project chimneys in units 202, 204 and 206 carry a total cost of \$9,700. Unit 608, approved in 2014, carries a cost of \$2,300 for a total budget of \$12,000. Additional chimneys to be repaired in units 302, 525, 604, 707, 817 and 823 carry a total cost of \$29,228. Repair priority based on condition and cost. Total chimney repairs cost \$41,228. With \$25,000 budgeted for chimney and roof repairs, total cost \$16,228 over budget. Note: Repairs will stay within budget until if and when additional funds allow. R. Forest mad a motion to request approval for replacement/repair of the aforementioned chimneys based on priority. B. Sweeney seconded and Board approved.

Maintenance: R. Forest reported for Joe Murphy that 20 units to be power washed at a cost of \$1,500.

Architectural: Richard Greene will head the committee.

Goose Management: B. Sweeney, R. Forest to meet with Mary Ann in early March to discuss. Hal Talbot has agreed to oversee all Goose Management issues.

OLD BUSINESS:

Privacy Issue: Privacy issue tabled until spring. (Item open.)

Lawsuit: Decision being made by court. (Item open.)

Removal of Tree Branches: Items were removed by Highlander. (Item closed.)

Insurance Policy: On January 29, 2015, a meeting was held at the Crowley Insurance Agency offices to discuss the KMHA insurance policy for the period 2/20/2015-2/20/2016. Members in attendance were R. Bruner, R. Forest, R. Greene and M. Torres. Crowley Associates solicited bids from several carriers who underwrite policies for condo associations but only one responded favorably. In fact, Travelers, who did respond, is the incumbent insurance carrier.

Travelers insurance responded with a bid of \$34,796.31 payable in 10 monthly installments. This represents an increase of about \$6,000 from last year. The new amount is based on a recent survey conducted by the Insurance Services Office (ISO) which was challenged by Crowley. As a result, costs were reduced in several areas. Board approval was received from J. Murphy, R. Solow, R. Greene, E. Haynor, B. Sweeney, R. Forest, J. Meyer and R. Bruner. Board approval was sent to M. Torres who has processed the first bill for payment. (Item closed.)

HOA Dues Issue: Unit 603 in arrears to the KMHA in the amount of \$2,800. In an email from Kathryn at Highlander she stated: "Ken Whitlaw has filed a judgment against the owners for \$2,800.00 and put a restraining order on their Chase bank account. If the occupant is still using that account, the bank will send a letter to Ken and he will collect whatever funds are in that account to pay off or go towards the \$2,800 due." (Item open.)

NEW BUSINESS:

Nancy Moore Resignation:

Nancy Moore, chair of the Grounds Committee, has formally resigned from her position. The following message was written to Board members on February 1, 2015:

"Please accept my resignation for the Kimry Moor Board. It is not fair to the other members that I am unable to serve part-time. I have appreciated the opportunity to have held office and chaired the Grounds Committee for several years. Since moving here in 1989, I have seen many positive changes in the management of Kimry Moor that I hope will continue in the future.

This coming spring the expanded Grounds Committee is ready to work at keeping Kimry Moor the beautiful place we have come to expect.

I still remain ready to help when here.

Sincerely, Nancy Moore."

Lynn Greene has volunteered to chair the Grounds Committee. (Item closed.)

Pictures in Clubhouse:

Hal and Coreen Talbot and Paula Haynor all serve on the clubhouse committee. There is an issue with the pictures in the clubhouse and B. Sweeney suggested that all meet regarding this matter. If a decision cannot be reached at this meeting then the issue will be presented to the Board. (Item open.)

Standing Water:

Janet McLaughlin (unit 506) called B. Sweeney regarding a water problem in their backyard. Discussion of tree planting to abate the problem. (Item Open.)

Late Fees:

There was a discussion regarding late fees and according to existing policy an overdue payment will accrue a late fee of \$25 for each month that the fee is not paid. This also applies to multiple late payments. Accordingly, if a second payment is late then that payment will also accrue a \$25 late fee per month. This is existing policy according to the statement on each monthly payment coupon; to wit: "\$25.00 Late Fee per month until paid." Apparently, enforcement has been the issue. R. Bruner will discuss with Highlander. (Item open.)

Club House Television:

Jerry Meyer raised an issue of purchasing and installing a TV in the clubhouse. Jerry will look into the price and feasibility of installing a TV. (Item open.)

Motion made to adjourn by B. Sweeney and seconded by R. Forest.

Meeting adjourned at 8:00 p.m.

Kimry Moor

Board Meeting

March 17, 2015

Present: E. Haynor, B. Sweeney, R. Solow, R. Forest, R. Bruner, J. Murphy, J. Meyer.

Absent: M. Bright

Minutes of February meeting approved by the Board.

Secretary Report: Everyone chose their own book for the February book club. The next book to be read is Olive Kittridge by Elizabeth Strout.

Once again the springtime “Get Your Body in Shape” group will meet in the clubhouse for gentle firming exercises one morning a week. Call Renee Solow at 637-3600 if you’d like to join this fun-loving group and firm up some parts. Day and time will be by consensus of the group.

Thanks again to Jean Bracken for making contact or trying to reach 32 Kimry Moor residents to notify them of our Kimry Moor meeting. Her efforts are tireless and we are very grateful for her time and energy.

Treasurer’s Report: A CD at Countryside FCU which matured 2/21/15 amounted to \$53,260.99 was renewed for another year at a rate of 0.85%. This new CD will be reflected on the March statement.

The first installment for our insurance coverage was made. Payments are \$3,479.63 per month for ten months.

\$500.00 for Legal/Accounting is for attorney fees (\$150.00) and tax return preparation (\$350.00.)

There is one resident who owes homeowner fees.

COMMITTEE REPORTS:

Grounds: No report-M. Bright absent.

Ponds: A meeting was held today with B. Sweeney, H. Talbot, Mary Ann Kras and R. Forest regarding the goose management program at Kimry Moor. As everyone knows, there was a breakdown of communication last year and we needed to establish a system and identify a contact person for continued geese elimination throughout the summer if needed.

The following items were addressed:

- 1) Highlander to sign and submit contract to Take Flight Goose Management, LLC as in the past.

- 2) There will be a minimum of 6 (six) weeks of service as noted in the contract.
- 3) Any complaints regarding problems with geese shall be submitted to Highlander via phone or email. Highlander will notify Hal Talbot and copy Grounds committee chairperson Lynn Greene.
- 4) Hal Talbot will be the only contact person to determine and authorize additional services with Take Flight Goose Management.
- 5) Continued geese nuisance or complaints after the sixth week will be investigated by Hal Talbot.
- 6) Continued monitoring of cost will be done with every additional request for service to stay within budget. Again, the responsibility is that of the Grounds chairperson and Hal Talbot.
- 7) Additional funds for service must be requested and Board-approved.

Please note: The geese management program is budgeted for \$4,000 and the initial cost for the six weeks of service is \$2,400. With \$1,600 remaining for nuisance calls, we have complete confidence that Hal and Mary Ann will work to use every dollar wisely.

Pool: No report.

Roof and Chimneys: R. Forest reported that 11 leaks occurred this winter. He advised to have roof valleys and overhangs shoveled during a hard winter to prevent any leaks. Be advised the homeowner is responsible for the cost of snow and ice removal.

Roof replacement project for units 202, 204, and 206 carry a total cost of \$28,867.50. He outlined repair details. Motion to approve by E. Haynor and seconded by J. Murphy and Board approved.

R. Forest also discussed additional gable end overhangs to be installed on the aforementioned units at a total cost of \$9,350.00 which includes repairs, lumber, soffit work and trim work. Motion by R. Forest to approve, seconded by B. Sweeney and Board approved.

Maintenance: J. Murphy reported work to be done on leftover residences approved by Board last year. 14-15 of these are rotted out. Over budget \$1,800 and 6 or 7 remaining to be repaired.

J. Murphy and R. Forest did an audit last year and yielded over 60 repair projects. Wants contractors to come to Kimry Moor and walk with him to prioritize each project and estimate cost.

13 total cases of rotted wood

12 walkways and sidewalks needing repair

19 units to be power washed.

Architectural: One unit is undergoing extensive renovations and is awaiting approval.

OLD BUSINESS:

Privacy Issue: Trees removed between units 711 and 713 and behind unit 709 have opened up direct views between 700 and 800 units to the dismay of occupants. The Grounds committee will develop a plan for the replanting of privacy plantings to alleviate the problem. Mark Bright will contact the cable and telephone companies to see if wiring can be removed or rerouted. This wiring is in the way of stump grinding in that area. (Item open.)

Lawsuit: Kimry Moor Homeowners Association vs. David and Arna Orlando seeing an injunction for parking their 2014 Ford 150 pickup truck in their driveway in violation of the covenants of KMHA. Suit filed with the Onondaga County Supreme Court and a countersuit has been filed by the Orlandos seeking unspecified damages. The lawsuit was filed in August 2013 and is still in discovery with depositions to come in the next several weeks. (Item open.)

Dues: Unit 603 is in arrears to the KNHA in the amount of \$2,800. In an email from Kathryn at Highlander she stated: Ken Whitlaw has filed a judgment against the owners for \$2,800 and put a restraining order on their Chase bank account. If the occupant is still using that account, the bank will send a letter to Ken and he will collect what funds are in that account to pay off or go towards the \$2,800.00 due. Update 3/16: Kathryn spoke with Todd, and Todd has agreed to contact the bank releasing all the funds to Ken. Todd never followed through, so Ken has filed a property execution against him which is when the sheriff's department gets involved. The sheriff is delivering notification to the bank and the bank has to release the funds directly to the sheriff. They will bring the funds back to their office and issue a check to Ken for Kimry Moor. Unfortunately, this ties up the association's money longer and the sheriffs collect a fee for this (Item open.)

Clubhouse Pictures: Hal and Coreen Talbot and Paula Haynor all serve on the clubhouse committee. There is an issue with the pictures in the clubhouse and b. Sweeney suggested that all meet regarding this matter. If a decision cannot be reached at this meeting then the issue will be presented to the Board. (Item open.)

Unit 204: Barbara Sweeney had a conversation with Margaret Grillet, Ben Dall's daughter, regarding unit 204. . A lawyer drew up the contract for the sale of the unit with a pre-possession clause in it. The Hills have a contract on their home and the completion of the sale should be in the near future. The Hills are aware of the \$800 possession fee when the sale is completed.

Standing Water: Janet McLoughlin (unit 506) called B. Sweeney regarding a water problem in their backyard. Discussion of tree planting to abate the problem deferred until a plan is prepared by the Grounds committee this spring. (Item open.)

Clubhouse TV: Jerry Meyer researched televisions for the clubhouse and found a 50-55" TV to cost approximately \$700. Discussion of existing cable, cost of a contract with Time Warner and vandalism Motion made by J. Meyer to install television. A vote was taken and the installation of a television in the clubhouse was opposed 6-1.

NEW BUSINESS:

See "Goose Management" discussion above.

Clubhouse Fireplace: B. Sweeney pointed out that the FFD condemned the fireplace at one point. R. Forest discussion of gas vs. electric inserts. Barb will check with the FFD to see if in fact it is condemned. (Item open.)

Motion made to adjourn by R. Bruner and seconded by B. Sweeney.

Meeting adjourned at 8:00 p.m.

Kimry Moor Board of Directors Meeting

April 21, 2015

Present: R. Bruner, B. Sweeney, R. Solow, E. Haynor, R. Forest, J. Murphy, R. Greene.

Absent: J. Meyer, M. Bright

Minutes of March meeting approved by the Board.

Secretary Report: Once again, thanks to Jean Bracken for alerting 40 homeowners about the Kimry Moor meeting tonight.

The Wednesday afternoon Social Hour will resume on Wednesday, April 22 in the Clubhouse at 3 p.m. after a winter hiatus. Tea, coffee and conversation will highlight the meeting. Everyone is welcome to join this friendly group.

The Kimry Moor Book Club members met throughout the winter and reported on their reading in the warm, welcoming atmosphere of the clubhouse. The book selection for March was Olive Kittridge by Elizabeth Strout, a Pulitzer Prize winner. Many interesting comments led to a lively book talk. If you'd like to join the group, call Renee Solow 637-3600.

The exercise group is not up and running yet. Please let Renee know if interested as pool season is fast approaching. The group will meet at a mutually-convenient time.

Treasurer's Report: There is a charge of \$359.64 under "Miscellaneous Expense." This covers the cost of our website for 3 years. \$398.00 expense for taxes covers New York State income tax for 2014. All other expenses are normal for this time of year.

The resident previously reported with delinquent homeowners' fees is now current.

COMMITTEE REPORTS:

Grounds: M. Bright absent. R. Bruner reported grounds mowing and cleanup beginning next week. The routine grounds maintenance proposal from Michael Grimm was approved by the Board via email and is in progress. Although we have received a proposal from Michael Grimm we have solicited competitive bids for tree trimming and removals. The first priority is to trim trees back from overhanging roofs. L. Greene and R. Bruner learning about how this money is being utilized. R. Bruner stated meeting will be held this week and we are still awaiting a third bid. A question was raised regarding entrance and island plantings. Suggestion to form groups to plan annuals. No Board approval needed to undertake this project per R. Bruner who suggested coordinating with M. Bright. \$186.00 budgeted for flowers. Per R. Forest yard waste collected on the 2nd and 4th Tuesday of the month beginning

5/12. Copies of yard waste schedule on table down stairs in the Clubhouse. Please place waste on curb no sooner than the evening before collection.

Ponds: The pond has been lowered by Highlander by removing a section of the dam.

Pool: Application for the Onondaga County pool permit was submitted on April 21.

Roof and Chimneys: R. Forest reported that roof replacement project for units 202, 204, and 206 have a tentative start date of May 11. Mason will be at Kimry Moor anytime after May 6 to tear down chimneys. Please make sure vehicles are moved each day prior to commencement of work.

Maintenance: J. Murphy reported 60 projects pending after fall audit. Joe prioritized projects but needs Board approval to exceed \$12,000 budget. There is also a carryover of \$1,600 from last year.

The carpenter is replacing molding in 5 garages in next few weeks. J. Murphy estimating a budget of \$2,500 to repair decks and wooden deck steps. Would like bid to repair rotten boards that need to be replaced.

Six sidewalks need to be replaced at a cost of \$1088 per sidewalk with possible carryover to next year. Four garage foundations to be replaced at a cost of \$5,400. Power washing needed on 21 units to eradicate mold and mildew.

J. Murphy suggested a special maintenance fee or increasing HOA fees to cover the cost of 60 projects.

Discussion of remaining projects. E. Haynor suggested transferring some Capital improvements funds into Maintenance budget. R. Forest will work with J. Murphy to find a solution.

Architectural: One unit installed door in violation of codes. Signage on door in violation of Kimry Moor guidelines. (Item Open)

OLD BUSINESS:

- a. Privacy Issue-Trees removed between units 711 and 713 and behind unit 709 have opened up direct views between 700 and 800 block units to the dismay of occupants. Bids have been requested for stump grinding, brush removal, planting of Forsythia and Rose of Sharon shrubs and the addition of mulch. Mark Bright will contact UFPO and the cable and telephone companies to see if wiring can be removed or rerouted. This wiring is in the way of stump grinding in that area. (Item Open)
- b. Law Suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway in violation of the covenants of KMHA. Suit filed with the Onondaga County Supreme Court and a countersuit has been filed by the Orlandos seeking unspecified damages. The lawsuit was filed in August 2013 and is still in discovery with depositions to come in the next several weeks. (Item Open)

- c. Standing Water-Janet McLoughlin (unit 506) called B. Sweeney regarding a water problem in their backyard. Discussion of tree planting to abate the problem. (Item Open)

NEW BUSINESS:

Pool is scheduled to be opened on Saturday, May 23 (Item Open)

Discussion of work being done at the home of E. and J. Mott. L. Greene unaware she needed to bring design to Board for approval. The original plan showed 4 feet beyond the allowed 10 feet of planting area from the owner's home foundation according to the Kimry Moor Covenants. Project already started. R. Forest reiterated that any changes to landscape in the community areas are not allowed and any and all changes need to be approved by Board after Architectural committee review. R. Bruner, B. Sweeney and L. Greene to convene at the Greene residence at 803 on 4/22 at 7:30 a.m. to amend project and discuss with Landscape Architect. The project has now been completed (Item Closed)

Meeting adjourned at 8:20 p.m.

Next meeting May 19, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

May 19, 2015

Present: R. Bruner, B. Sweeney, R. Solow, E. Haynor, R. Forest, J. Murphy, R. Greene, J. Meyer.

Absent: M. Bright

Minutes of April meeting approved by the Board.

Secretary Report: The Wednesday afternoon Social Hour at 3:00 p.m. in the Clubhouse is continuing. All Kimry Moor residents are welcome to join the informal gab session for tea, coffee and snacks.

The Kimry Moor Book Club members met as usual on the last Tuesday of the month at 11:00 a.m. in the Clubhouse to share their individual choices for reading this month. A great variety of authors and titles made the meeting's discussion unusually diverse. To join the group, call Renee Solow at 637-3600.

Jean Bracken called forty Kimry Moore residents to remind them of our meeting. We are very grateful to her for her faithful efforts on our behalf.

Our first party is on the way on June 4 at 5:30 in the Clubhouse. Bring a dish to share, a dessert or entree and \$1. Call Renee Solow at 637-3600 so we have an idea of numbers. Call if you need assistance or a ride to the Clubhouse.

Treasurer's Report: As of April 30, 2015 there are three residents owing HOA fees for a total of \$3,000. Income and expenses are normal for this time of year.

COMMITTEE REPORTS:

Grounds: L. Greene reported that two proposals are in place:

- 1) Trees: Grimm services trees in July or August and \$300 more is needed.
- 2) Property work behind 700 and 800 block. Proposal received for \$1,285 from Grimm which includes edging, weeding and mulching as well as the planting of two lilac bushes on each side for privacy (4 bushes total.) Grimm recommending planting grass seed in area.

Discussion ensued regarding grade and drainage issues in the area as well as the best solution for the area as well as types of trees and bushes to be planted to solve the privacy and beautification problems. Priority lies in keeping trees from overhanging roofs as well as stump grinding.

Committee decides if tree and landscaping work needs to be done. A follow-up meeting will be scheduled. Request form must be completed and submitted to Lynn Greene, Chair of the Grounds committee. Form will be found on the website.

- 3) The Board approved a proposal from Grimm for routine tree trimming and some removals. The provision for poison ivy was removed prior to Board approval.

Pool: Onondaga County pool permit posted in Clubhouse. Clean All will be painting the pool and resealing the bottom this week. Pool scheduled to open in time for the Memorial Day weekend.

Roof and Chimneys: R. Forest reported that contractor is starting 6/8/15 on project.

Maintenance: J. Murphy reported 4 resident complaints completed totaling \$15, mostly involving garage doors and lampposts. Sixty original maintenance projects remain. Completing half of them will deplete the budget. \$12,480 is designated for masonry alone which is \$480 over budget. Power washing of "bad" sections of units only will cost \$1,900 and will take place in the next 2-3 weeks. Mason hard to pin down on getting here to complete projects. \$1,620 allocated for carpenter to repair 5 additional garage doors. Joe asking for additional \$4,000 to complete projects.

Clubhouse air conditioning unit being serviced 6/1/15.

Architectural: No report.

OLD BUSINESS:

- a. Privacy Issue-Trees removed between units 711 and 713 and behind unit 709 have opened up direct views between the 700 and 800 block units to the dismay of occupants. Bids requested for planting were received and were discussed at the meeting.

Mark Bright will contact UFPO and the cable and telephone companies to see if wiring can be removed or rerouted. (Item Open)

- b. Law suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway in violation of the covenants of KMHA. Suit filed with the Onondaga County Supreme Court and a countersuit has been filed by the Orlandos seeking unspecified damages. The lawsuit was filed in August 2013 and is still in discovery with depositions to come in the next several weeks. (Item Open)
- c. Standing Water-Janet McLoughlin (unit 506) called B. Sweeney regarding a water problem in their backyard. Discussion of tree planting to abate the problem. (Item Open)
- d. Deck Painting: An email was received regarding deck repair and painting. Recommendation was made that we initiate a program of deck repair and painting on a quarterly basis (Item Open.)

NEW BUSINESS:

Contract Expiration: A Grounds Committee meeting was held on May 5 regarding the November 1, 2015 expiration of the KMHA summer and winter grounds maintenance contract with Highlander. Subsequent meetings were held to solicit bids from Highlander as well as other grounds maintenance contractors. Once the bids are received the Grounds committee will evaluate and make a recommendation. (Item Open.)

- a) Spyglass: A meeting was also held with the President of the Spyglass Homeowners Association, B. Sweeney and R. Bruner to discuss areas of common interest. One item

discussed was the transfer fee associated with purchasing a home in Spyglass (\$1,600.) Kimry Moor charges \$800 (set prior to 2004.) A recommendation is made to increase the buy-in or transfer fee. Section 6 of The Declaration of Covenants and our website must be amended to reflect any change in this fee. Discussion ensued and R. Bruner made motion to raise transfer fee to \$1,600 which B. Sweeney seconded. This increase will take place on any property transfers after October 1, 2015 and once additional research has been done as to the changes required to exiting documents.

- b) Cul-de-Sacs: In that same meeting we discussed deeding the cul-de-sac roads over to the Town of Manlius. Additional research showed that cul-de-sacs do not meet DOT specifications. (Item closed.)

Discussion also ensued regarding cost of maintaining Kimry Moor pool. Consensus was that the pool is a big attraction for Kimry Moor and should remain.

Meeting adjourned at 8:20 p.m.

Next meeting June 16, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

June 16, 2015

Present: R. Bruner, B. Sweeney, R. Solow, E. Haynor, J. Murphy, R. Greene, M. Bright

Absent: R. Forest

A motion was made to approve the minutes of the May meeting. One correction was made to the minutes changing the name of the committee for evaluating bid proposals for grounds maintenance. The name was changed to the Contract Committee. This change will be reflected in all future minutes. The May minutes were approved with this one change.

Secretary Report: Thanks to Jean Bracken for alerting neighbors about tonight's meeting.

The Kimry Moor Bookworms Book Club read The Aviator's Wife by Melanie Benjamin. The book is a revealing and surprising portrait of the marriage of Anne Morrow Lindbergh and the famous aviator, Charles Lindbergh. Gloria Colton chose this story of a very complicated marriage and she led the discussion. Linda Schmidt will be in charge of the August selection. If you would like to join this lively group, call Renee Solow at 637-3600.

Forty residents brought delicious food to the Kimry Moor summer party on June 4 at the Clubhouse to celebrate the opening of the pool on June 13. Lynn and Richard Greene, Stephie Bergman and Careen and Hal Talbot decorated the Clubhouse and presided over the festivities. Merry conversation and eating took place.

The pool has been cleaned and painted and filled for the season. Please observe the pool rules:

1. Shower before immersing self.
2. Be considerate of older swimmer and dunkers.
3. Share the facilities. Be neat and tidy.
4. Use the bathroom in the lower level of the Clubhouse when necessary.
5. If you bring youngsters, supervise them!

I have had numerous phone calls about people walking their dogs who don't pick up their dogs' droppings. If you walk your dog in Kimry Moor, you need to take their droppings with you!

Treasurer's Report: No report.

COMMITTEE REPORTS:

Grounds: M. Bright reported that Highlander is behind due to rain. Will be mowed 6/17/15 except the notoriously wet spots. Confusion on part of residents regarding trash collection on Memorial Day. Certified letters from attorneys regarding this issue were received at Mark's office. Trash will be collected on Mondays with the exception of Christmas Day and New Year's Day, should either or both fall on a Monday. The documents on the KMHA website will need to be changed to reflect this information. Question of weeds growing in newly-seeded grass area. M. Bright stated they will be treated with the next application.

Pool: Open as of June 13. Discussion regarding concern of accessibility of keys outside of pool area to both pool and Clubhouse. Concern over unauthorized entrance into Clubhouse. R. Bruner stated that Pool Surgeons need frequent access to the Clubhouse basement and this is why there are both keys in a hide-a-key box.

Roof and Chimneys: B. Sweeney reported in R. Forest's absence that \$3,385.00 approved for 3 projects as follows:

Unit 401: \$1,085.00 Replace valleys on both sides of garage, repair bottom of gable and dormer.

Unit 610: \$1,075.00 Remove and replace left side garage valley and valley over left side of rear porch, ridge vent over back porch

Unit 801: \$1,225.00 Remove and replace front valleys over garage and replace waste vent connecting flange. Ridge vent replacement in 801 and 803.

Maintenance: Mason has installed four new sidewalks, including two with pavers and \$1,188.00 granted for those projects. Two garage and house foundations repaired as well at a total cost of \$7,300.00 which leaves \$4,700 in budget for additional repairs. J. Murphy will be requesting additional funds in Maintenance budget. Carpenter returning in early July to complete repairs on garage moldings and decks at a cost of \$1,200.00

21 units were power washed at a cost of \$2,000.00. J. Murphy goal of power washing 20 units on an annual basis.

Two architectural requests were approved. A porch in the 500 block to be placed on pillars as it is sinking.

Discussion of replacing existing entrance sign with a more permanent granite marker.

Welcome to Jack and Janet McLoughlin. Request for patio pad and pavers within 10-foot limit to be financed by the McLoughlins.

Architectural: No report.

OLD BUSINESS:

- a. Privacy Issue-Trees removed between units 711 and 713 and behind unit 709 have opened up direct views between the 700 and 800 block units to the dismay of occupants. A proposal from Grimm has been received for cleanup of this area, stump grinding and grass planting-the proposal from Grimm in the amount of \$1,879.00 was received and presented to the Board. B. Sweeney made a motion to approve the proposal and R. Greene seconded. The motion was approved. A proposal has also been requested for planting privacy shrubs and a proposal has been received which will be forwarded to the homeowners. In addition, Grimm will call UFPO to locate working lines and grind the roots between 711 and 713 and have grass seed planted. (Item Open.)
- b. Law suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway in violation of the covenants of KMHA. Suit filed with the Onondaga County Supreme Court and a countersuit has been filed by the Orlandos seeking unspecified damages. The lawsuit was filed in August 2013 and is still in discovery with depositions to come in the next several weeks. Unit has been sold and the Orlandos will be closing in June. (Item Open)
- c. Standing Water-Janet McLoughlin (unit 605) addressed the Board regarding water issue. Water appears to be coming from the house on Dabney Lane directly behind their unit. Janet spoke with the uncooperative owner of the Dabney house. Janet is appealing to residents for ways to solve this issue, suggesting a possible berm placement to stop water flow. Concern over health-related issues arising from standing water. (Item Open.)
- d. Deck Painting: An email was received regarding deck repair and painting. Recommendation was made that we initiate a program of deck repair and painting on a quarterly basis (Item Open.)

NEW BUSINESS:

- a) Contract Expiration: A Contract Committee meeting was held on May 5 regarding the November 1, 2015 expiration of the KMHA summer and winter grounds maintenance contract with Highlander. Subsequent meetings were held to solicit bids from Highlander as well as other grounds maintenance contractors. Once the bids are received the Grounds committee will evaluate and make a recommendation. Only bid received so far is from Highlander. M. Bright expressed concern over the due date and elected to withdraw the Highlander bid at the meeting. The bid had been received but never reviewed and subsequently was destroyed. (Item Open.)
- b) Spyglass: A meeting was also held with the President of the Spyglass Homeowners Association to discuss areas of common interest. One item that we discussed was the transfer fee associated with purchasing a home in Spyglass (\$1,600.00.) Kimry Moor charges \$800 (set in 2012) for our transfer fee. A recommendation is made to increase the buy-in or transfer fee. Section six (6) of the Declaration of Covenants and our website must be amended to reflect any change in this fee. Research is in progress. R.

Bruner suggested that Irv Heim, current chair of the By-law committee, study by-laws and report items for revision to the Board. (Item Open.)

- c) Goose Management: \$4,000.00 budget. "Take Flight" Goose Management is at Kimry Moor every day in April and May during breeding season. Question of how much more is needed. Concern of families of geese walking over from the big pond. R. Bruner suggestion to get a proposal for additional services.

Meeting adjourned at 8:10 p.m.

Next meeting July 21, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

July 21, 2015

Present: R. Bruner, B. Sweeney, R. Forest, G. Meyer, R. Solow, E. Haynor, J. Murphy, R. Greene, M. Bright

R. Bruner extended a welcome to the Pilons, new residents of Kimry Moor.

A reminder to keep garage doors closed as often as possible and please be careful driving through Kimry Moor-several concerns about high speed driving through the area.

A motion was made to approve the minutes of the June meeting.

Secretary Report: Jean Bracken made 35 calls to remind residents of tonight's meeting. Thanks again, Jean, for your efforts!

The Kimry Moor Book Club selection for the July 28 meeting was chosen by Linda Schmitt. A collection of short stories by Cristina Henriquez, The Book of Unknown Americans, reveals the lives of men and women who have come to the U.S. from all over Latin America and tells of their hardships and triumphs. These stories are inspiring, surprising and sometimes heartbreaking.

The selection for the August 25 meeting is The Magician's Lie by Greer McAllister. The September selection will be chosen by Marge Morchower. If you'd like to join this lively group, call Renee Solow at 637-3600. The group meets the last Tuesday of each month at 11:00 a.m.

Coreen and Hal Talbot continue to host the Wednesday afternoon social hour from 3:00-5:00 in the Clubhouse or poolside (weather-dependent.) Bring a snack to pass and enjoy the relaxing ambience.

Treasurer's Report: Revenue is over budget by \$30,300 due to prepayment of HOA fees.

Pool maintenance and repairs expenses are high. \$29,200 has been spent for the first six months which is \$11,200 over our annual budgeted estimate. All other expenses are reasonable. R. Bruner stated that repair of bottom of pool and pool painting drove up expenses this year.

COMMITTEE REPORTS:

Grounds: M. Bright reported that grounds maintenance is caught up due to cooperation of weather. L. Greene reported that the 700-800 block project will begin the first week of August. Architectural request was received from J. Murphy to put in bushes to hide garbage pails left outside. The Bylaws only address trash and garbage removal on trash day. Garbage pails should be brought back into garage following pickup. Discussion ensued regarding issues that arise leaving bins outside including wildlife and health concerns. The Board voted unanimously that garbage cans should be stored inside following garbage pickup.

Pool: R. Bruner reported that pool is in good shape except for a small leak which is being located. Pool Surgeons backflush the pool weekly and report that this is the cleanest they have ever seen the pool. On July 23 a diver found and patched 5 areas between the wall and the side where caulk had not been completed and the leaks have been repaired.

Roof and Chimneys: R. Forest reported that the 200 block was finished last week. He is now receiving bids for projects to be completed in October for the 2016 roofing project.

Maintenance: J. Murphy reported that since the last meeting 6 new requests for repairs have been received which he is trying to complete himself. Foundation repair estimates are very high and he is trying to shelve these projects until next year. \$11,739.58 has been spent of his \$12,000 budget. J. Murphy is targeting 30 projects which may not get done. The allowance for pavers is \$1,188. More residents want pavers as they look nice and increase curb appeal, however, B. Sweeney pointed out that these are only subsidized if sidewalks are in need of repair, not if they are in good shape already. 14 units now have customized pavers. 31 decks need to be restained and need new wood. HOA does not maintain porches and they are the responsibility of the homeowner. J. Murphy requesting \$10,000 more allocated for his budget for the remainder of the year. R. Bruner asking if \$5,000 would suffice. R. Bruner and R. Forest are asking for a list of items needing repair and cost before approving funding. Approval has been received by the Board members.

Architectural: Request from unit 112 to install screen door on garage. Unit owner's son is a contractor who advised it would be more appropriate to put in a combo door.

OLD BUSINESS:

- a. Law suit-R. Forest reported there was no new news at the deposition. The Orlandos have now moved out of Kimry Moor. Waiting for information from our attorney. (Item Open)
- b. Standing Water-B. Sweeney has not been in touch with Janet McLoughlin (unit 605). R. Greene contacted the surveyor to define property line between units 709-517 and Dabney Lane. \$900 is the cost to complete the survey. R. Green is recommending not doing anything until the survey is completed and that staking the area might help once that is done. R. Bruner will contact the owner of the Dabney Lane property to see whether the survey can be done jointly with them and Kimry Moor. (Item open.)

NEW BUSINESS:

- a) Clubhouse Windows: Bids were received for replacement of Clubhouse slider windows. Solvay Glass gave an estimate of \$1,700 to replace the glass in 3 windows. Comfort Windows gave an estimate of \$6,500 to replace the sliding door and two other windows. The total budget is \$1,000. Discussion took place regarding funds and R. Bruner suggested that the entire slider unit should be replaced this year and not the other two. B. Sweeney made a motion to have Comfort Windows replace the slider to the tune of \$3,200 and the motion was approved.

- b) Goose Management: Funding for Goose management has been exhausted for this year. (Item closed.)
- c) Annual Meeting: The September annual General Membership meeting and election of officers will be held September 21, 2015.

Meeting adjourned at 8:10 p.m.

Next Board meeting is August 18, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

August 18, 2015

Present: R. Bruner, B. Sweeney, G. Meyer, R. Solow, E. Haynor, J. Murphy, R. Greene, M. Bright

Absent: R. Forest

R. Bruner extended a belated welcome to Joyce and Cliff Millian in Unit 715.

A motion was made to approve the minutes of the July meeting.

It was noted that since the July meeting a vote was taken by Board Members via email which approved an additional \$8,000 for Maintenance.

The July minutes were approved following this discussion.

Secretary Report: The Social Committee has planned an Ice Cream Social at the Clubhouse on Tuesday, August 25, 2015 at 7:00 p.m. Residents are asked to bring \$1 and an ice cream topping or cookies or brownies to share. Everyone is invited!

The Kimry Moor book Worms will meet on Tuesday, August 25, 2015 at 11:00 a.m. in the clubhouse to discuss The Magician's Lie by Greer Macallister, a spellbinding mystery full of magic and secrets and suspense. Everyone in Kimry Moor is invited to join this lively group. Call Renée Solow at 637-3600.

Thanks again to Jean Bracken for reminding 40 residents about tonight's meeting.

Thanks to all residents who bring their garbage cans in after Monday's collection. This avoids their being an eyesore.

Many compliments have been received about the beautiful landscaping that homeowners in Kimry Moor have made all around their property.

Treasurer's Report: No July financials are available at this time. M. Bright reminded all that statements are normally out by the 20th in time for Board meetings. July financials will be put in the Clubhouse mailbox.

COMMITTEE REPORTS:

Grounds: 700 and 800 blocks are being cleaned up and worked on. M. Bright reported that Ron will spray again and dig out problem areas. L Green reported that Ron is having trouble finding agreed-upon trees and tree work has not been done. Trees need to be shaped. Discussion took place regarding skipping tree trimming one year. M. Bright pointed out that trees need to be trimmed in order for town plows to be able to clear them in the winter without damage to the trees.

Pool: R. Bruner reported that the county inspection occurred 7/30 with no discrepancies. H. Talbot reported that Comfort Windows ordered the Clubhouse door approved at the last meeting and he is awaiting the installation date.

Roof and Chimneys: R. Forest was absent. No report.

Maintenance: J. Murphy reported that he received and responded to 3 or 4 emails and calls requesting maintenance work. He discussed with residents HOA vs. homeowner responsibility. Jobs included masonry and carpentry repair as well as power washing. Used \$18,000. Nine projects already listed for next year and three projects slated for completion this year.

Architectural: No architectural updates.

OLD BUSINESS:

- a. Privacy Issue: Trees removed between units 711 and 713 and behind until 709 have opened up direct views between 700 and 800 units to the dismay of occupants. Work has begun-weeds have been treated and stumps have been ground down-awaiting clean-up and planting (Item Open.)
- b. Law Suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway. Depositions and Discoveries have been completed and the case is ready for the court and will be scheduled. A pain and suffering claim has been made against the KMHA Insurance carrier. (Item Open)
- c. Standing Water: Before an action can be taken the property must be surveyed. A letter was sent to Mrs. Patricia Williams of Dabney Lane to see if she would pick up part of the expense for a property survey between her property and Kimry Moor. Awaiting a response. (Item Open.)
- d. Deck Painting: An email was received regarding deck repair and painting. Recommendation was made that we initiate a program of deck repair and painting on a quarterly basis. A quote for painting of the deck at unit 108 has been received. Board approved painting of the deck this year due to its deteriorating condition. (Item Open.)

NEW BUSINESS:

- a) Contract Expiration: A Contract committee meeting was held on August 17th regarding the November 1 expiration of the KMHA Summer and Winter Grounds Maintenance contract with Highlander. Three bids were received and the committee evaluated them and a decision was made to continue with Highlander. Letters were mailed the same day notifying each of the participants. (Item Closed).
- b) Unit 206: A letter to the KMHA board of Directors was received from Ms. Toni Pastilock-unit 206-regarding a structural defect with the structural overhang. The information will need to be evaluated and a response prepared. (Item Open.)
- c) Spyglass: A meeting was also held with the President of the Spyglass Homeowners' Association to discuss areas of common interested. One item that we discussed was the "transfer fee" associated with purchasing a home in Spyglass-\$1,600. Kimry Moor charges \$800 (set in 2012) for our transfer fee. A recommendation is made to increase the "Buy-

In” or “Transfer Fee”-Section Six (6) of The Declaration of Covenants and our website must be amended to reflect any change in this fee. Research in progress. (Item Open.)

- d) Annual Meeting: The September Annual General membership meeting and election of officers will be held September 21, 2015. Nominating committee to be formed for Board members for the upcoming year. R. Greene motion to appoint Janet McLoughlin to finish out N. Moore’s term. Motion approved.
- e) Resolution Proposal: The basic rules of conduct that will be used at Kimry Moor Board meetings include, but are not limited to:

-All members of the Kimry Moor community and its Board of Directors shall

1. Have the right to be heard in full
2. Will be treated respectfully
3. Will be spoken to with civility

Anyone who attends these meetings who does not comply with the above will be asked to leave.

Resolution made by R. Greene and seconded by R. Solow. Approved by the Board.

Meeting adjourned at 7:45 p.m.

Next Board meeting is September 15, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

September 15, 2015

Present: R. Bruner, B. Sweeney, J. Meyer, R. Solow, E. Haynor, J. Murphy, R. Forest

Absent: M. Bright, R. Greene

R. Bruner extended a warm welcome to Janet McLoughlin for taking the place of Nancy Moore on the KMHA Board.

M. Bright from Highlander notified R. Bruner that he will be out of town and unable to attend the meeting. R. Greene also excused himself prior to the meeting due to illness.

A motion was made to approve the minutes of the August meeting and the motion was approved.

Secretary Report: The Kimry Moor Book Worms read Euphoria by Lily King selected by Marge Morchower who led the discussion at the September meeting. Published in 2014, it's the story of three young anthropologists caught in a love triangle as they study a blood thirsty tribe in New Guinea. It was a compelling read and an engrossing discussion. The October book was selected by Gloria Colton: The Girls of Atomic City by Denise Kiernan, a fascinating look at a little-known group during World War II. New members are always welcome. Call Renee Solow (637-3600) to join the group on the last Tuesday of the month in the clubhouse at 11:00 a.m.

Thanks to Kathryn at Highlander's office, residents received an updated address and phone list.

The Social Hour will continue in October on Tuesdays in the clubhouse. Look for a notice in your mailbox.

Also in October will be a pot luck supper. If you'd like to help, call Coreen and Hal Talbot (345-5415.) A notice about it is on the way.

The Ice Cream Social was such a big success in August that plans are to make it a yearly event. Thanks to the Talbots and Greenes for making it happen.

Judy Granatstein once again kept things running smoothly at our pool. Thanks to her diligence, the pool was a clean and pleasant place to be all summer.

Treasurer's Report: Statements for the previous month will more than likely not be available at Board meetings. Highlander is scheduled to produce statements by the twentieth of the month and the majority of our Board meetings are prior to that time. When statements become available they will be placed in the Clubhouse mailbox. The annual budgeted figures now appear on the statement.

COMMITTEE REPORTS:

Grounds: Ron Rogers at Grimm met with L. Greene to discuss next year's tree issue. The 700-800 block was leveled and seeded. R. Bruner will call each week and find out the whereabouts of the trees to be planted. R. Bruner reported that Highlander will seed and topsoil the area.

Pool: R. Bruner reported that the pool will be closing Monday, September 21. In order to obtain the Onondaga County permit, the county must receive a beginning and end date for the pool season.

Roof and Chimneys: Units 801, 821, 405 and 713 waiting for repairs have been approved by the Board. Two of the units should be done this weekend and the two remaining done the following week.

Maintenance: J. Murphy reported that all major projects are done.

Architectural: Requests received for residents who are asking for new windows as the windows are 40-45 years old. Two people are interested in getting the project completed this fall. Architectural proposals have been submitted. J. Murphy has given the verbal go-ahead and project is to be completed by this Thanksgiving.

OLD BUSINESS:

- a. Privacy Issue: As noted above, the area between the 700 and 800 units has been leveled and seeded and is awaiting tree planting. Highlander will seed the area between the 700 units as soon as they can but no later than next week (item Open.)
- b. Law Suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway. The case is moot and therefore closed and the Attorney for the Orlandos has been awarded \$10,000 from our insurance carrier. Awaiting final bill from our attorney. (Item Open)
- c. Standing Water: Mrs. Williams has provided a copy of her plot survey to Janet McLoughlin and from that survey we can determine the Kimry Moor boundary. The next step is to research what can be done about the standing water. (Item Open.)
- d. Deck Painting: One deck has been painted and next summer a plan will be developed for decks in need of painting. (Item Open.)

NEW BUSINESS:

- a) Maintenance: A question was raised as to whether a homeowner can pay for work this year and be reimbursed by the Association the following year assuming that funds are not available in the current year. After discussing the matter, R. Forest made a motion to deny reimbursing homeowners who pay for their own expenses if funds are not currently available which was seconded by B. Sweeney. Motion was approved. (Item Closed.)
- b) Unit 206: A letter to the KMHA board of Directors was received from Ms. Toni Pastilock-unit 206-regarding a structural defect with the basement. A reply was sent based upon an email disapproval vote of the Board since the Bylaws specifically state that foundations are not the responsibility of the Association. (Item Closed)
- c) Spyglass: A meeting was also held with the President of the Spyglass Homeowners' Association to discuss areas of common interest. One item that we discussed was the "transfer fee" associated with purchasing a home in Spyglass-\$1,500. Kimry Moor charges \$800 (set in 2012) for our transfer fee. A recommendation is made to increase the "Buy-In" or "Transfer Fee"-Section Six (6) of The Declaration of Covenants and our website must be amended to reflect any change in this fee. Research in progress. (Item Open.)
- d) Annual Meeting: The September Annual General membership meeting and election of officers will be held September 21, 2015.

Meeting adjourned at 7:45 p.m.

Next Board meeting is October 20, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

October 20, 2015

Present: R. Bruner, B. Sweeney, J. Meyer, R. Solow, E. Haynor, J. Murphy, R. Forest, R. Greene, J. McLoughlin

Absent: M. Bright

R. Bruner reported that a new resident has moved into unit 116, formerly owned by John Pilger.

R. Bruner also reported that Adeline Bencsik in unit 402 passed away.

A motion was made to approve the minutes of the September meeting and the motion was approved.

Secretary Report: The weekly social hour is continuing on Tuesdays in the Clubhouse at 3 p.m. Everyone is invited to join in and share conversation and snacks. Coreen and Hal Talbot have been acting as hosts for this very social hour.

The Book Worms met on Tuesday, October 27 at 11 a.m. in the Clubhouse to continue their book talks. This month's book is The Girls of Atomic City chosen by Gloria Colton, a fascinating look at the women who played an important and little-known role in the development of the atomic bomb. Everyone in Kimry Moor is invited to join the discussion group. (Call Renee Solow at 637-3600 to join.)

Thanks to Judy Granatstein whose time and energy helped to keep our pool in prime condition this swimming season.

There's a Halloween Party planned for Saturday, October 31 at 5:30. Everyone's invited to come. Bring a dollar and a dish to pass: appetizer, entree or dessert. Witches' brews are encouraged. Costumes are optional but always delightful to see. Questions and reservations will be happily received by Lynn and Richard Greene 637-9270, Coreen and Hal Talbot 345-5415 and Renee Solow 637-3600.

If you would like to use the Clubhouse for a future festive occasion, call Paula Haynor at 637-0914 to reserve the time and space.

Treasurer's Report: September YTD expenses exceeded 2014 by \$44,000. Some of the larger differences between the two years were noted in Legal (\$3,700), Maintenance/Repair (\$5,000), Chimney Maintenance/Repair (\$11,600) and Pool Maintenance/Repair (\$26,200.)

Year-End Estimate:

Income is estimated to be over budget by \$2,500.

Also looking at 2014, \$89,000 in expenses was incurred in the last quarter. If this is added to the 9/30/15 Actual, we can expect expenses to be \$322,200 or over budget by an estimated \$50,400. Because Maintenance/Repair was estimated to be abnormally high last year by \$13,000, this reduced the \$50,000 to \$37,400. Subtracting income from the expenses produces a loss of \$34,900 for 2015. If this holds true, Retained Earnings will be depleted.

COMMITTEE REPORTS:

Grounds: L. Greene reported that a compilation of next year's projects is being completed. Unit 603 is not to Kimry Moor standards and a letter needs to be sent with a timeline suspense.

Pool: R. Bruner reported that the pool is covered and pool furniture has been stored inside for the winter.

Roof and Chimneys: Replaced chimney at 601 and work was completed. Unit 304 has one possible leak which may be a skylight issue. R. Bruner reminded R. Forest that Unit 703 has a roof issue as well.

Maintenance: J. Murphy reported that the heat and air conditioning contract was renewed and the work was done. Needs approval for emergency repair of the fascia wall next to the steps in unit 908. Motion made by R. Murphy to approve the repair; seconded by B. Sweeney and motion was approved.

Unit 603 issues with compliance and yard maintenance. Follow-up on yard maintenance issue. Letter and response due in 10 days.

J. Murphy stating he is receiving phone calls from residents regarding property maintenance when residents should be contacting Highlander. **PLEASE CALL HIGHLANDER WITH MAINTENANCE ISSUES, NOT JOE MURPHY.**

J. Murphy also reported sidewalk maintenance has stopped due to cost of projects. He recommended reviewing previous costs and prioritizing what needs to be completed. Budget committee will develop a practical budget for next year with emphasis on sidewalks and deck maintenance.

J. Murphy stated \$1,188 budgeted for each sidewalk with residents paying the difference. R. Forest suggestion to replace all decks with patios to reduce maintenance costs.

Costs for 2015 Maintenance as Follows:

\$8,826 spent for 9 units for stoops, sidewalks, foundation

\$4,291.42 spent for 20 units' carpentry maintenance of decks, garage door moldings, re-siding

Spent \$15,169 with \$5,000 in reserve and 51 residents benefitting from repairs

\$2,052 was spent on power washing siding on 21 units

Architectural: J. Murphy reported non-approved installation of bronze-colored Pella windows in unit 301 which were paid for by the resident. Shaun Blumin in unit 525 is asking to install a fence or an arbor. Discussion of arbor installation and request of a submission of an architectural review form and picture of arbor to be reviewed and approved by the architectural committee.

OLD BUSINESS:

- a. Privacy Issue: The area between the 700 and 800 units has been leveled and seeded and trees planted. R. Forest added that the area looks very nice. (Item Closed.)
- b. Law Suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway. Final bill was received. The total cost was \$10,345 over the past three years. Judge stated the case is terminated. Nuisance suit filed against the insurance company. R. Forest to call Michelle at Travelers to get a copy of the judgment. (Item Closed.)
- c. Standing Water: Mrs. Williams has provided a copy of her plot survey to Janet McLoughlin and from that survey we can determine the Kimry Moor boundary. The next step is to research what can be done about the standing water. (Item Open.)
- d. Deck Painting: One deck has been painted and next summer a plan will be developed for decks in need of painting. J. Murphy is working on a plan. (Item Open.)
- e. Maintenance: A question was raised as the whether a homeowner can pay for work this year and be reimbursed by the Association the following year assuming that funds are not available in the current year. The Board decided that this could not be done easily. (Item Closed.)

NEW BUSINESS:

- a) Sidewalk: Two quotes have been received for raising the sidewalk at unit 203 for the Haynors. Recommend approval of the lower-cost quote. Grimm proposal \$1,590. Alternate proposal \$3,150. Discussion ensued regarding using Bluestone vs. pavers. R. Forest motion to accept \$1,590 proposal for replacement of sidewalk first thing in the spring of 2016. R. Greene seconded and motion was approved. (Item Open.)
- b) Unit 206: A letter to the KMHA board of Directors was received from Ms. Toni Pastilock-unit 206-regarding a structural defect with the basement. A reply was sent based upon an email disapproval vote of the Board since the Bylaws specifically state that foundations/ basements are not the responsibility of the Association. Mrs. Pastilock has since filed a claim for reimbursement of \$5,000 in small claims court. The case will be heard by a Judge in lieu of an arbiter. R. Forest and R. Murphy to attend the hearing. (Item Open.)

- c) Leash Laws: A concern was received regarding a loose dog at unit 501 which intimidated one of our residents. Kimry Moor has a leash law and anytime a dog is seen unleashed then the local animal control should be contacted. Per R. Forest, police should be called and a copy of the police report should be requested. L. Greene suggestion to put a note in resident mailboxes. (Item Open.)
- d) Unit 603: The owner of this unit is in arrears to the Association in the amount of \$1,556.94 and according to Highlander the collection process has begun. As well, maintenance of the grounds is not up to standard and work must be done to clean up the area within 10 feet of the unit.
- e) Spyglass: A meeting was also held with the President of the Spyglass Homeowners' Association to discuss areas of common interest. One item that we discussed was the "transfer fee" associated with purchasing a home in Spyglass-\$1,500. Kimry Moor charges \$800 (set in 2012) for our transfer fee. A recommendation is made to increase the "Buy-In" or "Transfer Fee"-Section Six (6) of The Declaration of Covenants and our website must be amended to reflect any change in this fee. Research in progress. (Item Open.)
- f) Board Officers: An executive session was held following the regularly scheduled meeting and the Officers of the Board will remain the same for 2016. Attached is a listing of the Officers and Board Members.

A brief Executive Board meeting will be held following the meeting.

Meeting adjourned at 8:20 p.m.

Next Board meeting is Tuesday evening November 17, 2015 at 7:15 p.m.

Kimry Moor Board of Directors Meeting

May 19, 2015

Present: R. Bruner, B. Sweeney, R. Solow, E. Haynor, R. Forest, J. Murphy, R. Greene, J. Meyer.

Absent: M. Bright

Minutes of April meeting approved by the Board.

Secretary Report: The Wednesday afternoon Social Hour at 3:00 p.m. in the Clubhouse is continuing. All Kimry Moor residents are welcome to join the informal gab session for tea, coffee and snacks.

The Kimry Moor Book Club members met as usual on the last Tuesday of the month at 11:00 a.m. in the Clubhouse to share their individual choices for reading this month. A great variety of authors and titles made the meeting's discussion unusually diverse. To join the group, call Renee Solow at 637-3600.

Jean Bracken called forty Kimry Moore residents to remind them of our meeting. We are very grateful to her for her faithful efforts on our behalf.

Our first party is on the way on June 4 at 5:30 in the Clubhouse. Bring a dish to share, a dessert or entree and \$1. Call Renee Solow at 637-3600 so we have an idea of numbers. Call if you need assistance or a ride to the Clubhouse.

Treasurer's Report: As of April 30, 2015 there are three residents owing HOA fees for a total of \$3,000. Income and expenses are normal for this time of year.

COMMITTEE REPORTS:

Grounds: L. Greene reported that two proposals are in place:

- 1) Trees: Grimm services trees in July or August and \$300 more is needed.
- 2) Property work behind 700 and 800 block. Proposal received for \$1,285 from Grimm which includes edging, weeding and mulching as well as the planting of two lilac bushes on each side for privacy (4 bushes total.) Grimm recommending planting grass seed in area.

Discussion ensued regarding grade and drainage issues in the area as well as the best solution for the area as well as types of trees and bushes to be planted to solve the privacy and beautification problems. Priority lies in keeping trees from overhanging roofs as well as stump grinding.

Committee decides if tree and landscaping work needs to be done. A follow-up meeting will be scheduled. Request form must be completed and submitted to Lynn Greene, Chair of the Grounds committee. Form will be found on the website.

- 3) The Board approved a proposal from Grimm for routine tree trimming and some removals. The provision for poison ivy was removed prior to Board approval.

Pool: Onondaga County pool permit posted in Clubhouse. Clean All will be painting the pool and resealing the bottom this week. Pool scheduled to open in time for the Memorial Day weekend.

Roof and Chimneys: R. Forest reported that contractor is starting 6/8/15 on project.

Maintenance: J. Murphy reported 4 resident complaints completed totaling \$15, mostly involving garage doors and lampposts. Sixty original maintenance projects remain. Completing half of them will deplete the budget. \$12,480 is designated for masonry alone which is \$480 over budget. Power washing of "bad" sections of units only will cost \$1,900 and will take place in the next 2-3 weeks. Mason hard to pin down on getting here to complete projects. \$1,620 allocated for carpenter to repair 5 additional garage doors. Joe asking for additional \$4,000 to complete projects.

Clubhouse air conditioning unit being serviced 6/1/15.

Architectural: No report.

OLD BUSINESS:

- a. Privacy Issue-Trees removed between units 711 and 713 and behind unit 709 have opened up direct views between the 700 and 800 block units to the dismay of occupants. Bids requested for planting were received and were discussed at the meeting.

Mark Bright will contact UFPO and the cable and telephone companies to see if wiring can be removed or rerouted. (Item Open)

- b. Law suit-Kimry Moor Homeowners Association vs. David and Arna Orlando seeking an injunction for parking their 2014 Ford F-150 pickup truck in their driveway in violation of the covenants of KMHA. Suit filed with the Onondaga County Supreme Court and a countersuit has been filed by the Orlando's seeking unspecified damages. The lawsuit was filed in August 2013 and is still in discovery with depositions to come in the next several weeks. (Item Open)
- c. Standing Water-Janet McLoughlin (unit 506) called B. Sweeney regarding a water problem in their backyard. Discussion of tree planting to abate the problem. (Item Open)
- d. Deck Painting: An email was received regarding deck repair and painting. Recommendation was made that we initiate a program of deck repair and painting on a quarterly basis (Item Open.)

NEW BUSINESS:

Contract Expiration: A Grounds Committee meeting was held on May 5 regarding the November 1, 2015 expiration of the KMHA summer and winter grounds maintenance contract with Highlander. Subsequent meetings were held to solicit bids from Highlander as well as other grounds maintenance contractors. Once the bids are received the Grounds committee will evaluate and make a recommendation. (Item Open.)

- a) Spyglass: A meeting was also held with the President of the Spyglass Homeowners Association, B. Sweeney and R. Bruner to discuss areas of common interest. One item

discussed was the transfer fee associated with purchasing a home in Spyglass (\$1,600.) Kimry Moor charges \$800 (set prior to 2004.) A recommendation is made to increase the buy-in or transfer fee. Section 6 of The Declaration of Covenants and our website must be amended to reflect any change in this fee. Discussion ensued and R. Bruner made motion to raise transfer fee to \$1,600 which B. Sweeney seconded. This increase will take place on any property transfers after October 1, 2015 and once additional research has been done as to the changes required to exiting documents.

- b) Cul-de-Sacs: In that same meeting we discussed deeding the cul-de-sac roads over to the Town of Manlius. Additional research showed that cul-de-sacs do not meet DOT specifications. (Item closed.)

Discussion also ensued regarding cost of maintaining Kimry Moor pool. Consensus was that the pool is a big attraction for Kimry Moor and should remain.

Meeting adjourned at 8:20 p.m.

Next meeting June 16, 2015 at 7:15 p.m.