

Minutes of the Kimry Moor Homeowners Association Board of Directors 2016

January

February

March

April

May

June

July

August

September (No meeting)

October

November

December (No meeting)

Kimry Moor Homeowners Association Board of Directors Meeting

January 26, 2016

Present: R. Bruner, J. Meyer, E. Haynor, J. McLoughlin, R. Greene, M. Bright, M. Levine

Absent: B. Sweeney, J. Murphy, R. Solow

R. Bruner wished everyone a Happy New Year. He also passed along condolences to the Bronstein family for the loss of Irene. A thank you letter has been received from the Jewish Community Foundation of Central New York for the \$25 donation in her memory.

Special thanks to Ray Forest for his past several years as President of the Association. Since he was not at the meeting, a card and a \$50 gift card for the Texas Roadhouse was given to he and Sue.

Welcome to Marty Levine who joins the Board in January.

Welcome to Nancy Sauer who just joined us at unit 825.

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

Secretary Report: The Kimry Moor Book Worms book club met on Tuesday, January 26, 2016 to discuss this month's selection The Ships of Brides by Jo Jo Moyes. After a lively discussion, the members decided on a plan for the February meeting; each member will select a book by the acclaimed author Kristin Hanna. The Fayetteville library offers at least ten different novels by Hanna so there will be a variety of titles to choose from and discuss at the February 23rd meeting.

All Kimry Moor residents are invited to join the group at 11:00 a.m. in the Clubhouse on February 23. Call Renee Solow (637-3600) for more information.

Treasurer's Report: Expenditures for 2015 exceeded income by \$28,641.10. The majority of the overage falls in four accounts: Legal and Accounting \$7,095, Maintenance and Repair \$3,526, Roofs and Chimneys \$13,759 and Pool Repair \$18,193.

The Retained Earnings on the January Statement will be \$5,292.98. The reduction will reflect the loss for 2015.

As of today, five residents are delinquent with HOA fees

COMMITTEE REPORTS:

Grounds: L. Greene reported she has three proposals which are for maintenance of grounds, tree work for cutting and cleanup and emerald ash borer treatment which are part of the existing budget. These are three proposals from Grimm-numbers 45780, 45781 and 45761 in the total amount of \$14,914. R. Greene made a motion to approve these proposals and the

motion was unanimously approved. There is one request for privacy plantings between the 400 and 600 blocks. This will be tabled until spring.

Pool: The pool is closed. No report.

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

Maintenance: J. Murphy absent. No report.

Architectural: No report.

OLD BUSINESS:

- a. Deck Painting: Awaiting development of a plan for deck repairs and painting which will be part of the Bylaws meeting. (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 foundation supports. A reply was sent based upon an email disapproval vote of the Board. Ms. Pastilock has since filed a claim for reimbursements of \$5,000 in Small Claims court. The case was heard by a judge on December 18 and he recommended that we negotiate a settlement out of court in light of the unclear nature of our Bylaws. Ms. Pastilock, Ray Forest and I were present at the hearing. Barbara Sweeney and I met and negotiated a settlement with Toni and a lesser amount was approved by email vote of the Board. (Item Closed.)
- 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 the local animal control and/or Manlius Police should be contacted. A letter will be sent to Mr. Josef addressing this concern. (Item Open.)
- d. Spyglass/The Gazebo: Spoke with Chuck Searider who is the president of the Gazebo Association and he is planning to gather a group of Association presidents to discuss common items. Kimry Moor charges \$800 (set in 2012) for our transfer fee. A recommendation is made to increase the buy-in or transfer fee to \$1,500 which is the same as Spyglass. (Item Open.)

NEW BUSINESS:

- a) Trash Collection: An email was sent by R. Bruner to Highlander requesting a renewal contract for trash collection for calendar year 2016. We are awaiting their reply and a copy for signature. M. Bright also stated that the Waste Management contract has expired and he is in discussion with Waste Management and Syracuse Haulers. A discussion also took place on brush disposal and use of brown bags and a reminder was sent to all homeowners to limit bags to only shrubbery items and not plastic items. Any remaining Christmas trees will be collected shortly. (Item Open.)

- b) Association Dues Delinquency: Todd Engel in unit 206 is delinquent in the amount of \$1,606 as of December 31. This amount has gone to collections. (Item Open.)
- c) Service Entry Insurance: A letter was sent to all residents soliciting insurance for water and sewage service entry lines. This is the responsibility of the Kimry Moor Homeowners Association per the bylaws. ***There is no need for individual residents to opt for such insurance.*** Residents also need to keep water flowing in bathrooms that are not often used. Each fixture-sinks and bathtubs-have a “trap” where water collects to block the backflow of sewer gasses. Over several months this water can evaporate allowing sewer gasses into the residence. So as a reminder run the water every couple of months to keep the trap full. (Item closed.)
- d) Annual Kimry Moor Homeowners Association Insurance: A meeting was held with Crowley Associates to solicit insurance for KMHA for the coming year. The effective start date is February 20, 2016-February 20, 2017. A meeting was held on February 2 at the Crowley office and a bid was presented but because the annual premium grew by almost \$8,000 a request was made to raise the deductible from \$2,500 to \$5,000. We are also awaiting bids from Highlander and OneGroup. Once bids have been received they will be presented to the Board for approval. (Item Open.)
- e) Salting Responsibility: M. Levine stated the roads in Kimry Moor were very icy this morning and an email was sent to Highlander regarding this matter. M. Bright responded that the roads were salted in response to the email in a timely manner. R. Bruner made a motion that salting should occur on an as-needed basis and the motion was approved.

A Bylaws Committee meeting will be held immediately following the Board Meeting.3

Meeting adjourned at 7:55 p.m.

The next Board meeting is scheduled for Tuesday, February 23, 2016 at 7:15 p.m. in the Clubhouse.

Kimry Moor Homeowners Association Board of Directors Meeting

February 23, 2016

Present: R. Bruner, J. Murphy, E. Haynor, J. McLoughlin, M. Bright, M. Levine

Absent: J. Meyer, R. Solow, and R. Greene.

R. Bruner welcomed everyone.

A motion was made to approve the minutes of the January meeting and the motion passed.

Secretary Report: R. Solow absent. No report.

Treasurer's Report: At the January Board meeting, the reported loss for 2015 was \$28,641.10. After the financials were issued, it was discovered that there was \$1,431.00 due on the 2015 Grimm contract. This brings the loss for last year to \$30,072.10.

As of today, three residents are in arrears with their HOA fees. Units 402 and 502 each owe \$825.00. Unit 206 owes \$2,456.91 which has been sent in for collection.

A CD in the amount of \$53,715.64 was renewed at Countryside FCU. Maturity date is February 21, 2017 at an interest rate of 1.05%.

COMMITTEE REPORTS:

Grounds: No report.

Pool: The pool is closed. No report.

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

Maintenance: J. Murphy supplied a proposal list of 2016 maintenance projects which included sidewalks, foundations, deck painting, deck repairs, carpentry and other miscellaneous repairs. The total 2016 budget for these repairs is \$17,783 but an estimated \$28,532 is actually needed to complete all repair projects. A suggestion was made to prioritize the projects listed and address and the next meeting.

Architectural: J. Murphy reported that sliding door work has been completed.

OLD BUSINESS:

- a. Deck Painting: Awaiting development of a plan for deck repairs and painting which will be part of the Bylaws meeting. (Item Open.)
- b. 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 the local animal control and/or Manlius Police should be contacted. R. Bruner is writing a letter to be sent to Mr. Josef addressing this concern. (Item Open.)

- c. Spyglass/The Gazebo: Chuck Seereiter, president of the Gazebo Association, held a meeting on February 16 among The Gazebo, Kimry Moor and Spyglass Hill. Minutes will follow. Kimry Moor charges \$800 (set in 2012) for our transfer fee. A recommendation is made to increase the buy-in or transfer fee to \$1,500 which is the same as Spyglass.
- d. Trash Collection: An email was sent by R. Bruner to Highlander requesting a renewal contract for trash collection for calendar year 2016-one with Highlander and one with Waste Management. M. Bright reported that after receiving contracts from both Waste Management and Syracuse Haulers, the Syracuse Haulers bid offers a \$3000 savings over Waste Management with a 36-month contract. B. Sweeney made a motion to approve the contract with Syracuse Haulers effective 3/1/16 and the motion was carried unanimously. Awaiting copies of the contracts. (Item Open.)
- e. Annual Kimry Moor Homeowners Association Insurance: A meeting was held with Crowley Associates to solicit insurance for KMHA for the coming year. The effective start date is February 20, 2016-February 20, 2017. Additional bids were requested through Highlander and three bids came in: Crowley was \$42,767, John J. Grimaldi was \$34,767 and Brown & Brown was \$34,301. An email was sent to the Board members and the quote from Grimaldi was agreed upon as their comparison to our existing contract was more comprehensive than the bid from Brown & Brown. The bid from Crowley was considered to be too expensive. Positive votes were received from R. Bruner, B. Sweeney, J. Murphy, J. Meyer, E. Haynor and J. McLoughlin. (Item closed.)
- f. Association Dues Delinquency: Todd Engel in unit 206 is delinquent in the amount of \$2,456.91 as of today. The attorney for the Association looked into his bank account and it is empty so alternatives will be pursued. Other delinquencies for January include unit 402 (\$825) and unit 502 (\$825.) Letters have been sent to each homeowner from Highlander. (Item Open.)

NEW BUSINESS:

- a. Goose Management: A proposal was received from Goose Management for calendar year 2016. It was forwarded to Hal Talbot who asked that Highlander sign the proposal. Awaiting a signed copy from Highlander. (Item Open.)
- b. Annual Taxes: A question arose as to who does the annual taxes for Kimry Moor. Taxes are prepared annually by D'Archangelo & Company and the tax forms are signed by Ed Haynor. A copy of the latest tax submission will be put on file. (Item Closed.)

Meeting adjourned at 7:55 p.m.

The next Board meeting is scheduled for Tuesday, March 29, 2016 at 7:15 p.m. in the Clubhouse

Kimry Moor Homeowners Association Board of Directors Meeting

March 22, 2016

Present: R. Bruner, E. Haynor, J. McLoughlin, J. Meyer, B. Sweeney

Absent: J. Murphy, R. Solow, M. Levine, R. Greene and M. Bright.

R. Bruner welcomed everyone. A special welcome was extended to Nancy Sauer, the new resident at unit 825 and to Deborah Schneider, the new resident at unit 204.

A correction was noted to change the address of Todd Engel to unit 603 as it was noted incorrectly in the February minutes.

A motion was made to approve the minutes of the February meeting and the motion passed.

Secretary Report: B. Sweeney reported that the Kimry Moor book club read Almost Famous Women by Megan Mayhew Bergman for discussion at the March 29 meeting. Thirteen fascinating biographies are the subjects to be explored. The April reading will be to select a Bill Bryson book to discuss on Tuesday, April 26, 2016 in the Clubhouse at 11:00 a.m. All Kimry Moor residents are invited to join this lively group.

Treasurer's Report: As of March 22, 2016 the owner of Unit 603 is in arrears with HOA fees in the amount of \$2,481.00. Some of the Annual Budget numbers on the statement as well as the "retained earnings" are incorrect. They will be corrected on the March report.

COMMITTEE REPORTS:

Grounds: No report.

Pool: Pool Surgeons will be at Kimry Moor the week of May 16 to uncover and service the pool.

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

Maintenance: J. Murphy absent. No report.

Architectural: J. Murphy absent. No report.

OLD BUSINESS:

- a. Deck Painting: Awaiting development of a multi-year prioritization plan for deck repairs and painting. (Item Open.)
- b. Spyglass/The Gazebo: Chuck Seereiter, president of the Gazebo Association, held a meeting on February 16 among The Gazebo, Kimry Moor and Spyglass Hill. Minutes will follow. Kimry Moor charges \$800 (set in 2012) for our transfer fee. A

recommendation is made to increase the “buy-in” or “transfer fee” to \$1,500 which is the same as Spyglass.

- c. Trash Collection: Copies of the two contracts have been signed and placed on file- one with Highlander to pick up Monday trash and one with Waste Management. (Item Closed.)
- d. Association Dues Delinquency: Todd Engel in unit 603 is delinquent in the amount of \$2,456.91 as of March 22. This amount has gone to collections. (Item Open.)

NEW BUSINESS:

- a. Goose Management: The signed contract has been received and placed on file. (Item Closed.)
- b. Annual Taxes: Taxes are done by D’Archangelo & Company of Syracuse and a copy of their annual submission has been placed on file. (Item Closed.)
- c. Maintenance: Additional funding was requested for maintenance and may be Board-approved based upon need as we progress through the season rather than approving a lump sum at the outset. Discussion regarding use of roof reserves funds to cover maintenance. Last year’s budget was \$12,500-this years was increased to \$17,780 (Item Closed.)(Item Closed.)

Meeting adjourned at 7:34 p.m.

The next Board meeting is scheduled for Tuesday, April 26, 2016 at 7:15 p.m. in the Clubhouse.

Kimry Moor Homeowners Association Board of Directors Meeting

April 26, 2016

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

R. Bruner welcomed everyone.

Joe Murphy, who was the head of our Maintenance Committee, has resigned due to health issues. Marty Levine, unit 815, is the new committee chairman.

Highlander has merged with TJMG Properties and no changes to services are anticipated. We have had two homeowners who mentioned that they would like to become Board Members.

A motion was made to approve the minutes of the March meeting and the motion passed.

Secretary Report: When the Kimry Moor Book Worms met on Tuesday, April 26, Lee Margolin led the discussion of Bill Bryson's book Into the Woods. While some readers weren't hikers, all agreed that he made his trek on the Appalachian Trail a fascinating jaunt and some members felt that they'd follow him anywhere (because of his positive attitude and sense of humor.) The next meeting will be the last Tuesday in May in the clubhouse at 11:00 a.m. Everyone in Kimry Moor is invited. Each member will read a mystery by Ruth Rendell and give an informal review of the book. Lunch in the clubhouse will follow and everyone is bringing a homemade or store-bought dish to pass. If you'd like to join us, you'd be most welcome. Call Renee Solow (637-3600.) The June book will be chosen by Linda Schmidt, the July book by Coreen Talbot and Renee, the August book by Betty Granatstein.

Social news to note on your calendars:

At 3 p.m. every Wednesday in the Clubhouse (until the pool furniture arrives) a friendly get-together takes place. Bring an easy-to-pass snack. When the weather permits, the social hour will be poolside.

On Wednesday, May 18 a potluck in the clubhouse at 6:00 p.m. is planned. Bring a dish to pass and your drink. Everyone is welcome. Call Coreen and Hal Talbot for advice (345-5415.)

Treasurer's Report: Two CDs at Countryside matured in late February. Both were renewed for another year to mature in March 2017. The \$36,186.80 CD carries a rate of 0.74% and the \$36,500 has a rate of 0.84%.

There are 8 residents who missed the April 1 due date for paying HOA fees. Late notices have been mailed to these residents.

Expenses to date are normal for this time of year.

COMMITTEE REPORTS:

Grounds: Contracts approved in January for spraying and trimming of trees have been started. The committee needs to meet to decide which trees and shrubs will be treated. Discussion regarding replacing boards and entrance sign and that is the responsibility of the Maintenance Committee and has been addressed by them. R. Bruner also asked Lynn to have Highlander provide a quote for repair of the stream bank, which was eroded due to high water.

Pool: During the week of 5/16 Pool Surgeons will ready the pool for the season which is tentatively schedule for Memorial Day weekend.

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

Maintenance: R. Bruner suggestion that M. Levine put together a maintenance request form. All maintenance requests should be directed to Highlander who will then forward the request to the appropriate committee.

Architectural: Discussion regarding placement of DIRECTV dish-needs to go on the ground, not on roof or side of house.

OLD BUSINESS:

- a. Deck Painting: One of our contractors, Heritage Painting, has completed a survey of some of the work that needs to be done at Kimry Moor and we received their bid for \$4,625 for trim repairs, deck repair and deck painting and repainting of the entrance rails to the Clubhouse. Motion approved for the \$4,625. (Item Closed.) A quote was also approved for repairs to the entry sign and boards.
- b. Spyglass/The Gazebo: Changes to the KMHA Covenants have been distributed to all homeowners to vote on these proposed changes. A 2/3 vote from all homeowners is needed to approve the changes. 20-30 of the 56 approval responses received so far. (Item Open.)
- c. Association Dues Delinquency: Todd Engel in unit 603 is delinquent in the amount of \$3,306.91. A check in the amount of \$1,866.78 was received for last calendar year. He still owes \$1,996.13 for 2016. A letter is being sent to the homeowner regarding neglect of the yard. If the yard is not attended to within 20 days, Highlander will be hired to clean the yard at the owner's expense. (Item Open.)

NEW BUSINESS:

- a. Proposed Changes to Bylaws: A query was made as to whether or not a homeowner could have work done then get reimbursed from the Association. Unfortunately, this would violate existing controls over work that is the responsibility of the Association. (Item closed.)
- b. Bylaw Changes: Ray Colton, head of the Covenants/Bylaws Committee, will present several proposed changes to the Bylaws. (Item Open.)
- c. Loose Dogs: A third complaint has been received regarding unleashed dogs from unit 501. A letter has been included in this agenda for review by the Board. (Item Open.)

Meeting adjourned at 8:26 p.m.

The next Board meeting is scheduled for Tuesday, May 24, 2016 at 7:15 p.m. in the Clubhouse.

Kimry Moor Homeowners Association Board of Directors Meeting

May 24, 2016

Present: R. Bruner, B. Sweeney, R. Solow, E. Haynor, M. Levine, J. Mcloughlin, M. Bright

Absent: R. Greene, J. Meyer

Rick Bruner welcomed everyone and a motion was made to approve the minutes of the April meeting and the motion was passed.

Recently two members of our Kimry Moor community passed away. Our sincerest sympathies go out to the Murphy and the Sebell families. Donations will be made by the association in the name of Joe Murphy and Esta Sebell to charities of their choice.

Secretary's Report: Renee Solow reported that the KM Book Club members are reading their choice of mysteries by Ruth Rendell to share and compare on Tues. May 31 at 11:00 am at the clubhouse. Sarah Lawler, the director of Instruction and Outreach at the Fayetteville Library will be present to explain and demonstrate the library's latest equipment. Members will bring a dish to share and enjoy a potluck lunch. Everyone in KM is invited. Linda Schmidt chose Once We Were Brothers by Ronald Balsom for our June 28 meeting.

The next social event will be in the clubhouse on June 1 at 6:00pm to celebrate the opening of the pool and the start of summer fun!!!! The Wednesday Social Hour will continue poolside, if weather permits, or in the clubhouse at 3:00pm. Bring a snack to pass.

Treasurer's Report: Ed Haynor reported that a CD at Countryside FCU with a maturity value of \$36,808.74 was renewed for another year at a rate of .79%.

Committee Reports:

Grounds: Flowers have been planted in the common areas and they are beautiful. Flowers have not yet been planted by the flagpole. The front entrance sign has been repaired and will soon be painted. Mark Bright asked that landscape debris picked up on the second and fourth Tues of each month be of reasonable size and amount. Private landscapers are not to put their Debris roadside but to remove it themselves as part of their contract. He also requested that homeowners not use plastic bags and keep in mind the weight and size of the refuse.

Pool: The pool is now open and already being used.

Roof and Chimneys: Ray Forest reported on the following projects:

- 1) The 2016 roof replacement project (units 602 & 604) should begin on June 13, weather permitting and/or contractors schedule up to that date.
- 2) Minor roof repairs at units 407, 404, 403, 901 and 711 were approved and should be done in mid June.

- 3) Chimney repairs/ replacement at units 602,604, 709, 711, 823 and 825 were also approved and will be scheduled ASAP. Homeowners should be notified if the committee chair is available.

Maintenance: Marty Levine has just taken over as chairperson of this committee and he would like to clarify that he does not want phone calls or his doorbell ringing regarding maintenance issues. Please make sure that all requests go through Highlander who will then forward them to Marty. He also reported that he has had several requests for repairs on the bluestone walkways. He and a contractor will determine the cost of repairs, which will be covered by the HOA. If the homeowner wishes to replace the walkway, the estimated cost of repair can be applied to the cost of replacement by the homeowner. The walkway then becomes the responsibility of the homeowner.

Architectural: The requests for patio door replacement at unit 517, window replacement at 407 and unit 825 were all approved.

Old Business:

Association Dues Delinquency: Todd Engel, unit 603 is delinquent in the amount of \$1,221.13.

Deck Painting: Heritage Painting to start deck repairs and painting this week or next. (Item open)

KM Covenants: the changes were distributed to all homeowners and the requisite 2/3 approvals were received. Thanks to everyone who responded so quickly.

New Business:

Raccoon trap: If you have issues or questions regarding annoying raccoons, please contact Hal Talbot at 345-5415. (Item closed)

Clubhouse Windows: Comfort Windows provided a quote for new windows in the main room and the kitchen. The board will seek other competitive quotes. (Item open)

ByLawChanges: Ray Colton, who heads the Covenants/Bylaws committee, has presented the changes to the Bylaws and each of the board members has those changes for review and approval. (Item open)

Loose Dogs: The complaints regarding the loose dog is under review. (Item open)

Board Member Replacement: Karen Hanlon has been appointed by the board to fill the remainder of Joe Murphy's term. Glad to have you Karen. (Item closed)

Estate Sale: There will be an estate sale on June 18th at 402 Kimry Moor.

The next meeting is scheduled for Tuesday, June 28 at 7:15pm at the clubhouse.

Respectfully submitted, Janet McLoughlin (substitute secretary)

KIMRY MOOR HOMEOWNERS ASSOCIATION
Board Meeting
June 28, 2016

Present: R. Bruner, R. Solow, E Haynor, M. Levine, R. Greene, K. Hanlon, J. Mcloughlin, M. Bright

Absent: B. Sweeney, J. Meyer

Rick Bruner welcomed everyone and a motion was made to approve the minutes of the May meeting. Ray Forest brought up one correction to his May report. Chimney repairs are being done on unit 819, not unit 825 as written in the minutes. The motion to modify and approve the minutes was then passed. If you have the minutes from the May meeting please pen and ink change the unit number.

Secretary's Report: Renee Solow reported that the Book Worms Book club discussed the June selection Once We Were Brothers by Ronald Bolson. Set during World War II, the story was gripping and suspenseful, full of fascinating characters. Coreen Talbot, a thriller by Lee Child featuring his favorite character, Jack Reacher, chose the selection for July. The title is Make Me. All KM residents are invited to join this lively group. Just call Renee at 637-3600. The next meeting will be on Tuesday, July 26, in the clubhouse at 11:00.

The next KM party will be an Ice Cream Social at the clubhouse on July 12 at 7:00 pm. Reminders will be in your mailboxes. If you would like to help or have any ideas for a fun get together, please contact Lynn Greene 637-9270, Careen Talbot 345-5415 or Renee Solow 637-3600.

Treasurer's Report: Ed Haynor reported that to date expenses are all under budget to date.

Committee Reports:

Pool: The pool opened on Memorial Day weekend and all is in order and working well. Many residents are enjoying themselves at the pool in this beautiful weather.

Grounds: Lynn Greene will be submitting two proposals from Michael Grimm for further tree trimming and removal.

Roof and Chimneys: The board approved funds to repair the left front valley on the roof of unit 703 at an estimated cost of \$ 625.00.

Maintenance: Marty Levine noted that he has had many (37) requests for repairs since taking over this position. In the next few weeks some units will be power washed and some sidewalks repaired. The responsibility for outside driveway work at unit 605 continues to be discussed and a quote for the repairs was requested by Rick Bruner. Marty wants all to know that he is working hard to keep up with all of the requests in a timely manner.

Architectural: A request by Joan Balfour of unit 906 to replace a sliding glass door and some Windows was approved. The architectural committee presented Mark Lavine's proposal to add a three-season room to his unit (905). After some discussion, it was decided that Mark would provide additional detail. (Item open)

Old Business:

Association Dues Delinquency; Todd Engel, unit 603 is delinquent in the amount of \$1,246.13 for payment of Association Dues. (Item open)

Deck Painting: Heritage Painting completed the first round of deck painting on June 26. Payment was approved and processed in the amount of \$4,347. This was less than the original quote which was Board approved in the amount of \$4,625. (Item Closed)

ByLaw Changes: A meeting will be scheduled between the ByLaws committee and the Board members, as soon as Barbara Sweeney returns from Florida, to discuss proposed changes to the Bylaws. (Item Open)

Clubhouse Windows: Quotes from three vendors were received for replacement of windows in the clubhouse - one in the main room and one in the kitchen. The Board voted to have the work done by Comfort Windows. (Item Open)

Loose Dogs: A letter was sent to the Manlius Police Department and all of the complaints have been received regarding unit 501. It is about the perceived danger of being out for a walk on our wonderful loop and believing that a large dog that you do not know is running towards you. Many of us do not move as quickly as we once did and this prospect is very frightening. (Item Open)

New Business:

Changes: A reminder to call or email Highlander (434-8880 or HAL340@aol.com) if you wish to add or change your email or phone. The directory has been updated and is available.

Reporting Work Requests: As a reminder please call Highlander for any maintenance or grounds requests.

Trash Collection: The trash collection on Tuesday, the 5th of July was **only a one-time date change**. The regular schedule resumes, as trash collection will occur on Mondays.

Ed Haynor moved and the motion was seconded to adjourn the meeting. The next meeting will be held on July 26, 2016 at 7:15 at the clubhouse.

Respectfully submitted, Janet McLoughlin

Kimry Moor Homeowners Association
Board Meeting
July 26, 2016

Present: R. Bruner, R. Solow, E. Haynor, M. Levine, R. Greene, K. Hanlon, J. McLoughlin, M. Bright
Absent: J. Meyer

Rick Bruner welcomed everyone and a motion was made to pass the June minutes. The motion was seconded and the minutes were passed as written. Morris Torres addressed those present and expressed his deep appreciation for all of the support and kindness shown by KM residents towards his wife Judi who has been quite ill.

Secretary's Report: Renee Solow reported that the Book Worms Book Club discussed the Lee Child's novel Make Me at the July meeting and announced that the August selection, a choice by Betty Granatstein, will be That Old Cape Magic by Richard Russo. All residents are invited to join this group which meets the last Tuesday of the month at 11:00 in the Clubhouse.

An ice cream social is tentatively scheduled for August 25 at 6:00 in the Clubhouse. There will be a reminder in your mailboxes. If you would like to help, please contact Lynne Greene 637-9270 or Careen Talbot 345-5415.

Treasurer's Report: So far expenses are normal for the first seven months, having spent 52% of the annual budget. The exceptions are the budgets for Goose Management (\$3,436.00) and M/R Chimneys (\$21,856) which are almost spent for the year.

Committee Reports:

Pool: All is good 😎. Residents continue to enjoy this beautiful pool.

Grounds: Lynne Greene reported that Grimm Tree Service will be pruning and removing some trees at the end of August. (Item Open)

Roofs and Chimneys: The chimney work has been completed for this year. (Item Closed)

Maintenance: Marty Levine reported that there continue to be many issues brought to his attention, some quite serious. He is getting estimates for work done and trying to problem solve with the board and the residents. (Item Open)

Architectural: Mark Lavine's proposal to add a three season room to his unit is under consideration and the next step is for Mark to seek a variance from the Town of Manlius. (Item Open)

Old Business:

Association Dues Delinquency: A payment of \$1,600.00 was received from T Engel; however,. Late fee and lawyer's fee amounting to \$385.00 was charged to bring the current balance to \$821.13. (Item open)

Covenant Changes: over 2/3 of the residents of Kimry Moor have responded favorably to the changes to the KMHA Covenants. Barb Sweeney moved and the motion was seconded that the board accept the changes and that they become effective July 1, 2016. The motion was passed.
(Item closed)

Bylaw Changes: A meeting was held on July 21 between the Board members and the Bylaws committee. The discussion of potential changes continues. (Item open)

Clubhouse Windows: Quotes from three vendors were received for the replacement of Clubhouse windows. Based on recent favorable comments, the recommendation is to go with Window World assuming the guarantees are the same. (Item closed)

Loose/Barking Dogs: A letter was sent to the Manlius Police Department and a copy of all complaints has been received. If either of these remains an issue then each and every instance must be reported to the Manlius Police Department. (Item open)

The General Membership Annual Meeting is scheduled for September 15th at the Kimry Moor clubhouse at 7:15pm

A motion was made and seconded to adjourn the meeting. The meeting will be held on August 22, 2016 at 7:15 at the clubhouse.

Respectfully submitted, Janet Mc Loughlin

**Kimry Moor Homeowners Association
Board Meeting
August 23, 2016**

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

Absent: G. Meyer, R. Solow, R. Greene

Rick Bruner welcomed everyone to the meeting and Arnold and Marilyn Manheim as the new residents of unit 904.

A motion was made and seconded to approve the July minutes as written. The motion was passed.

Secretary's Report: none

Treasurer's Report: Ed Haynor reported that Goose Management is over its annual budget by \$1,185.00. All other expenses are reasonable through July. Hal and Ed to review this situation.

Committee Reports:

Grounds: Grimm started work this week on pruning and cutting down dead trees. Mark Bright indicated that mowing may be moved in Sept to some Wednesdays to accommodate the rain. Also, please don't call Mark Bright's cell to report problems. Call (4348880) or email (HAL340@aol.com) Highlander with concerns.

Pool: All is well.

Roofs and Chimneys: there have been repairs to a few roofs in the past month.

Maintenance: Mary Levine reported that since he has taken over this position there have been 46 requests for repairs. To date 30 have been completed and several are in the process of completion or are very recent requests. Every attempt is being made to complete most of the work this year.

Old Business:

Association Dues Delinquency: Todd Engel, unit 603, is delinquent in the amount of \$841.13 for payment of association dues. (Item open)

ByLaw Changes: A meeting was held on July 21 between the Board members and the ByLaws committee to discuss potential changes to the ByLaws. Additional items will be considered in a follow-on meeting. (Item open)

Loose / Barking Dogs: There have not been any formal complaints of a loose dog on record since September 2014. If either of these situations remain an issue, then every instance must be reported to the Town of Manlius. (Item open)

New Business:

Pool Items: A request was received regarding the opportunity for KM neighbors to purchase an annual membership. The board declined to open the pool to outside membership. (Item closed)

There was a suggestion that a “no running or jumping” sign should be posted by the pool. New signs will be made for the pool and these items will be included. (Item Open)

Basement at unit 306: Kevin Dutch has sent a letter regarding the situation of his basement wall. The board approved a draft of a letter to be sent to him in response stating that nothing can be done until official word is received from the Insurance Carrier. (Item Open)

Help from ESF: Folks from SUNY ESF have agreed to look at our trees and make recommendations as to the viability and treatment of the existing trees. A firm date has not been set, but it will be in the next few weeks. (Item open)

Smoke Detectors: Janet McLoughlin mentioned the the Fayetteville Fire Department (637-6101) will come to your home and check on the locations and operability of your smoke and carbon monoxide detectors. They will replace and add any that you need. It's a public service that they provide (no cost). All you have to do is give them a call.

A motion was made and seconded to adjourn the meeting.

**REMINDER!!! THE NEXT MEETING WILL BE THE GENERAL MEETING ON SEPT. 15 AT
THE CLUBHOUSE AT 7:15.
EVERYONE IS ENCOURAGED TO ATTEND.**

Respectfully submitted,
Janet McLoughlin

**Kimry Moor Homeowners Association
Board Meeting
October 25, 2016**

Present: R. Bruner, M. Levine, K. Hanlon, B. Sweeney, G. Meyer, R. Solow, R. Greene, J. McLoughlin, E. Haynor, M. Bright, Keith Jones

Rick Bruner welcomed everyone to the meeting. He also introduced Keith Jones, a representative of TJMG. This is the management company that has merged with Highlander. Just a reminder that the new location is in Liverpool and that the phone number for all maintenance requests is now 434-8880 and their email is now: associations@thejmgrouplc.com.

He also informed us of the sale of unit 907 to Patricia Curtain.

There have been some significant board changes. Renee Solow has resigned as secretary, but will continue with the social committee. Yeah!! The board thanks Renee for her diligence and hard work for KM over the years. Janet McLoughlin, a current board member, will assume the secretarial duties. Rick moved and the motion was seconded to add Claude Pilon onto the board roster. Welcome Claude..!! Additionally, Richard Greene will replace Ray Forest as the chair of the Roof and Chimney Committee. Richard will continue as chair of the Architectural Committee. Lynn Greene has opted out of her position as chair of the Grounds Committee. This leaves a significant void and if anyone is interested in flora and fauna and maintaining our beautiful grounds, as a chair or Committee member, please contact Rick Bruner or Barbara Sweeney.

Before the minutes of the Annual Meeting held on September 25, 2016 were approved, Janet McLoughlin added the annual grounds report for 2016. Barb Sweeney moved and it was seconded that the September minutes be passed as ammended. (See attached)

Secretary's Report: None

Treasurer's Report: Ed Haynor reported that the financial picture for 2016 looks good. It is expected that income will be over budget by \$2,000.00 and expenses under budget by \$22,000.00.

Monies used for roof replacements were invested in a "Prime Money Account" held by VanGuard. In August, VanGuard pulled out of the fund and the money we had invested was returned to us. The fund is now in a Key Bank Checking Account.

Committee Reports:

Social: Renee Solow reported that the book club choice for October was Nan Gardner's. She selected *Playing with Fire* by Tess Gerritsen. The next book club meeting is the last Tuesday of the month at 11:00 at the clubhouse. Gloria Colton's selection is *Racing in the Rain* by Garth Stein.

A Halloween Potluck dinner was held on Halloween Eve. A good time and good food was had by all. Special thanks to the Greenes and the Talbots for their efforts in arranging this gathering as well as clean-up and Joan Jacobs for the name tags and gathering the monies.

The Wednesday Social Hour will begin on the first Wednesday in November at 3:00 in the Clubhouse. Please join us for casual conversation and catching up on KM news.

Grounds: Mark Bright reminded all that the grounds waste pick-up would be extended this year until November 8th, yes, Election Day. Attached is what was turned in for the Annual Membership Meeting.

Pool: The pool is winterized and closed for the 2016 season.

Roofs and Chimneys: two minor leaks reported and investigated.

Maintenance: Marty Levine reported that his budget for 2016 is \$17,773.00 and that expenditures to date amount to \$17,217.00. Since the estimated cost of repairs still to be done is \$3,500.00, it leaves a budget overage of approximately \$3,000.00. The board felt that the work should be done this year. Barb Sweeney moved and Karen Hanlon seconded that the board approve an extra \$3,000.00 for maintenance.

Architectural Committee: None

Old Business:

Association Dues Delinquency: Todd Engel, unit 603, continues to be delinquent in payment of association dues. He currently owes \$1696.13. (Item Open)

ByLaws Changes: A motion was made and seconded to accept the changes in the KM ByLaws as presented by Ray Colton and the ByLaws Committee . Hard copies of the complete ByLaws have been hand delivered to all of the residents. Thanks Ray for all of your efforts in this matter. (Item Closed)

Contract Extensions: Extension of the Grounds Maintenance Contract, the Management Contract and the contract for trash pick-up: The Contract Committee recommended that we continue with Highlander for all three contracts. These contracts will extend from November 1, 2016 until October 31, 2019 . Richard Greene moved to accept the contracts and Rick Bruner seconded the motion. The contracts were approved. (Item Closed)

New Business:

Proposed Audit: A recommendation was made to hire an outside firm to perform an official audit on the finances of the Homeowners association. This item is being discussed with Claude Pilon, who is an accountant.(Item Open)

Unit 306: Kevin Dutch sent a letter to the board regarding the situation of his basement wall. We have received final disposition from the insurance carrier and a board approved letter was sent to him. (Item Closed)

SUNY ESF: A representative from SUNY ESF toured the Kimry Moor grounds. She submitted a thorough report and how we move forward remains under discussion. (See attached - Item Open)

Bees: Mr Schutzendorf, unit 304, sent a letter to the board requesting reimbursement in the amount of \$356.40 for the extermination of bees that entered his home through trim work around the sliding door at the rear of his home. The board sent a response indicating that extermination is not an HOA responsibility. (Item Closed)

The next meeting will be November 22, 2016 at 7:15 at the clubhouse.

Respectfully submitted,
Janet McLoughlin

**Kimry Moor Homeowners Association
Board Meeting
November 22, 2016**

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

Rick Bruner welcomed everyone to the meeting and offered condolences to the Blanchard family for the passing of Shirley. Donations were made by the association in memory of both Git Radin and Shirley Blanchard. A floral arrangement was also presented to Renee Solow for her years of contributions, in various capacities, to the association.

Barb Sweeney made a motion, and it was seconded, to approve the minutes of the October meeting. The minutes were passed as written.

Mark Bright spoke about the timely grounds work done during our first winter storm. ❄️ The plowing, shoveling and clearing of fire hydrants went off without a hitch. The trash was also picked up on Monday.

Secretary's Report: none

Treasurer's Report: *The board voted to increase the buy in for new owners from \$800.00 to \$1,600.00, effective January 1, 2017. The board also approved the Kimry Moor HOA Budget for 2017.*

Committee Reports:

Social: The Kimry Moor Holiday Party will be held at the clubhouse at 5:30pm on December 9. Please bring a \$5 to \$10 wrapped gift and a pot luck treat and join in the festivities.

Roofs and Chimneys: no report

Maintenance: Marty Levine reported that there are seven relatively minor jobs to finish and weather has been a bit of a problem. The good news is that he anticipates that they may come in under budget.
Unit 902 has a garage door issue which is under consideration. Marty will look at the Wayne Dalton warranty. (Item open)
Unit 803 has a cracked driveway caused by a tree root. There is an estimate from Michael Grimm and it will be taken care of.

Architectural: Richard Greene reported that Unit 715 has requested permission to replace their walkway with pavers and Unit 713 will be replacing some windows. Both of these requests were approved.

Old Business:

Association Dues Delinquency: Todd Engel, Unit 603, continues to be delinquency in payment of association dues. (Item open)

Proposed Audit: A recommendation to have an outside firm perform an official audit is under consideration. (Item open)

Bees: Mr Schutzendorf, Unit 304, has sent a letter to the board requesting reimbursement in the amount of \$356.40 to remove bees that entered his home through trim work on a sliding door. A letter in response was sent denying board payment for insect removal as well as the repairs to the trim per the KMHA ByLaws. He has submitted an appeal of the disapproval. (Item open)

New Business:

Estate Sales: The board has approved two estate sales in December. The first will be on December 3 at Unit 801. This sale will be conducted by Terri Peters and will be held from 9:30 to 3:30pm. The second sale, run by Barbara Bachman, will take place on December 17 at Unit 515.

Donation: The Board approved a contribution to the DeWitt Fire department in the amount of \$25. (Item Closed)

A motion was made and seconded to adjourn the meeting.

The next meeting will be January 24, 2017 at 7:15 at the Clubhouse.

THERE WILL BE NO BOARD MEETING IN DECEMBER

Respectfully submitted,
Janet McLoughlin