

KIMRY MOOR HOMEOWNERS' ASSOCIATION
ANNUAL MEMBERSHIP MEETING
TUESDAY, SEPTEMBER 24, 2019
KIMRY MOOR CLUBHOUSE – 7:00 PM

Present: R. Greene, R. Colton, J. McLoughlin, C. Pilon, B. Sweeney, L. Crawford, M. Levine, R. Bruner, K. Hanlon, M. Bright from TJMG

Opening Remarks: Richard Greene welcomed the Homeowner's present and called the annual meeting to order. He then asked for a moment of silence for our residents who have passed away this year.:

President's Annual Report: Richard Greene gave his annual report (copy attached).

Secretary's Report: Janet McLoughlin asked for a motion to approve the minutes from the ANNUAL MEETING held on September 24, 2018. The motion was made, seconded and approved by a unanimous vote. She then gave her annual report (copy attached).

Vice President's Report: Ray Colton gave his annual report (copy attached).

Treasurer's Report: Claude Pilon gave his annual report (copy attached).

Property Manager's Annual Report: Mark Bright gave his report (copy attached).

Annual Committee Reports:

Grounds: Paula Haynor gave her annual report (copy attached).

Maintenance: Marty Levine gave his annual report (copy attached).

Architectural Control: R. Greene gave his annual report (copy attached).

Roofs and Chimneys: Pat Curtin gave the committee's annual report (copy attached).

Clubhouse and Social: Careen Talbot submitted her annual report (copy attached).

By-laws: R. Colton gave his annual report (copy attached).

Welcoming: Linda Shapess submitted her annual report (copy attached).

Pond and Swale: Karen Hanlon gave her annual report (copy attached).

Neighborhood Watch: John Cooper gave his annual report (copy attached).

Contracts, Insurance and Pool: Rick Brunner gave his annual reports, as he is the chairs for all three of these committees (copies attached).

ELECTION OF NEW BOARD MEMBERS BY HOMEOWNERS

-The presence of, or proxies from, one homeowner from each of at least 21 units, constitutes a quorum necessary to transact business. The secretary verified that there were 26 units represented at the Annual Meeting, and 18 proxies were provided in advance.

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

President - Richard Greene	Term ends-2020
Vice President-Ray Colton	Term ends-2020
Treasurer-Claude Pilon.	Term ends-2020
Secretary-Janet McLoughlin.	Term ends-2019
Board member-Karen Hanlon.	Term ends-2019
Board member-Marty Levine.	Term ends-2021
Board member-Rick Bruner.	Term ends-2019
Board member-Linda Crawford.	Term ends-2021
Board member-Barbara Sweeney.	Term ends-2021

-The committee chair announced that the terms of three Board members would end on December 31, 2019. (Janet McLoughlin and Karen Hanlon had the option to run for a second term)

-The committee chair then announced that the committee received three nominating applications to fill these vacancies. Janet McLoughlin (second term), Ed McDonald and Joan Yanno.

A motion was made, seconded and approved to elect these homeowners to the Kimry Moor HOA Board of Directors. Their terms to commence on January 1,2020.

A motion was made, seconded and approved to adjourn the September 2019 Annual Meeting. The monthly meeting of the Board of Directors was held the following afternoon on September 25, 2019.

Respectfully submitted,
Janet McLoughlin, Secretary

Kimry Moor Homeowners Association

2019 Annual Meeting

President's Report

I want to take this opportunity to thank the Board of Directors and Members for giving me the opportunity to be your President.

In 2018, the Board of Directors made several changes in the HOA's meeting procedures by e-mailing the monthly meeting's Agenda and the previous month's approved Minutes to all Board of Directors and Homeowners/Residents. Although the Agenda and approved Minutes are no longer mailed, one can still obtain a copy by contacting the Secretary of the HOA. In 2019, TJMG, the HOA's Property Manager, updated their e-mail program by using the AppFolio Online Program. This allows Homeowners to access all past and current notices and correspondence that pertains to their Unit. If you have not registered with the AppFolio Online Program, please go to <https://tjmg.appfolio.com/connect>.

At the end of each Monthly Meeting, there is now an "open forum". This gives all Members an opportunity to ask questions or discuss his or her concerns. If necessary, such questions or concerns are directed to the appropriate Committee or placed on the next monthly meeting's Agenda.

Our meetings now follow "Roberts Rules of Order", where possible.

I want to thank all of the Committee Chairs and their members for their time and work. Some of their accomplishments include -

- A Tree Survey that will help in planning the maintenance of our trees for the next 5-years,
- An engineered plan to remediate the swale,
- Establishment of Neighborhood Watch Committee with followup presentations from the Town of Manlius Police and the Fayetteville Fire Department,
- Replacement of 17-roofs and repair of 11-chimneys,
- Repair or replacement of walks, decks, lamplights, and
- A 5-year Management, Grounds Maintenance and Trash Removal Contract(s).

Reminders, -

- The installation and maintenance of gutters and downspouts are the responsibility of the Homeowner.
- The care and maintenance of all trees, shrubs and other plantings within 10-feet of the Unit's foundation, as originally constructed, are the responsibility of the Homeowner.
- The Town of Manlius and the By-Laws of the HOA require that all dogs be on leashes and dog waste is bagged and disposed in the dumpster.
- The garbage dumpster is ONLY for the disposal of household waste. This does NOT include trees, shrubs, toilets, furniture, construction materials, other bulky materials, etc. Cardboard boxes are to be broken down and placed in the recycling dumpster.

Please make an effort to attend the monthly meetings of the Board of Directors.

Respectively submitted,

Richard J. Greene
President

Secretary's Report

**Annual Homeowner's Association Meeting
September 24, 2019**

I would like to thank Kathryn Wolff from TJMG for doing a terrific job taking the minutes for each of our Homeowner's Association Board Meetings. She does the job professionally and with infinite patience. The minutes are reviewed by the Board members before they are sent to the Association members.

I also have to commend the Board members who give me their monthly reports and who read and give their input on changes to the first draft of the minutes.

We continue to remember our residents who have passed away with a donation to a charity of their family's choice.

**Respectfully submitted,
Janet McLoughlin, Secretary**

KIMRY MOOR HOMEOWNERS ASSOCIATION
 FINANCIAL REPORT
 FOR THE MONTH OF AUGUST 2019

1 BALANCE SHEET:

Operations - Cash Balance of \$25,724 a reduction of \$67,332 compared to year end balance.			
Emergency Reserve - Cash Balance of \$51,869 - a \$844 increase for interest income			
Roof Replacement Reserve - Cash Balance			
2018 YEAR-END BALANCE - Key Bank		\$	58,199
Common Fees transfers - three quarters	\$ 37,800		
Advanced Common Fees transfers - one quarter	\$ 12,600		
Funds Transferred from M&T Bank to Key Bank	<u>\$ 72,800</u>		
Total Income		\$ 123,200	
Total Expenditures		<u>\$ 179,433</u>	
2019 August G/L Balance - Key Bank		\$	<u>1,966</u>

2 PROFIT & LOSS STATEMENTS:

<u>MONTH OF AUGUST RESULTS</u>	<u>\$ 21,037</u>	LOSS
Revenues -\$187		
Common Fees	\$ -	
Interest Income	\$ 187	
Expenditures - \$21,111		
Contract Services	\$ 8,423	Monthly charges from TJMG & Waste Management
Insurance	\$ 3,127	
Roof Repairs	\$ 442	Roof inspections during roof replacements
Chimney Repairs	\$ 3,200	Repairing chimney repairs for unit 821
General Maintenance & Repairs	\$ 3,228	General maintenance and various deck repairs
Pool Maintenance & Repairs	\$ 1,357	Monthly maintenance
Utilities	\$ 730	
All other expenses	\$ 604	
Total	\$ (21,111)	
Funds transferred to the Emergency Reserve	\$ (113)	

KIMRY MOOR HOMEOWNERS ASSOCIATION
FINANCIAL REPORT
FOR THE MONTH OF AUGUST 2019

<u>AUGUST YTD PROFIT & LOSS:</u>		
Income:		
		\$ 221,939
Common fees for three quarters	\$ 214,200	
New Homeowners fee for unit 504, 509, 707 & 805	\$ 6,400	
Interest Income & Late Charges	\$ 1,339	
Expenditures:		
		\$ (153,795)
Contract services	\$ 68,198	
Insurance	\$ 32,180	
Chimney Repairs - for all roof replacements & unit 713	\$ 20,100	
Tree Service - primarily pruning of trees in late December	\$ 4,603	
Sidewalk repair at unit 306 & 507 and paver reimbursement	\$ 2,070	
Purchase of mailboxes & replacements	\$ 802	
Other General Maintenance & Repairs	\$ 4,960	
Pool Maintenance & Repairs	\$ 6,572	
Pond & Stream Surveyors & Engineering fees	\$ 4,750	
Utility, including water charges and \$500 payment to owners who pay for street lighting	\$ 5,213	
Roof repairs and maintenance	\$ 1,296	
Annual CPA fees and NYS tax return fees	\$ 802	
All other expenditures	\$ 2,249	
Funds transferred to Roof Replacement Reserve		\$ (50,400)
Interest Income transferred to the Emergency Reserve		\$ (845)
AUGUST YTD PROFIT & LOSS		\$ <u>16,899</u>

3 FORECAST:

OPERATIONS:	Forecast	Budget	Variance
Revenues	\$ 295,550	\$ 295,100	\$ 450
Expenditures	\$ (255,410)	\$ (244,200)	\$ (11,210)
Higher Pond & Stream Maintenance of \$18,250			
Higher Chimney repairs by \$2,800			
Higher Contract Services of \$2,760			
Higher Pool Maintenance & Repairs of \$1,150			
Lower Roof Repairs by \$3,000			
No Chimney Replacements - saving \$5,000			
Lower Maintenance & Repairs of \$2,750			
Funds Transfer - (Common Fees & Interest Income to Emergency Reserve)	\$ (51,500)	\$ (50,900)	\$ (600)
Total	\$ (11,360)	\$ -	\$ (11,360)

KIMRY MOOR HOMEOWNERS ASSOCIATION
FINANCIAL REPORT
FOR THE MONTH OF AUGUST 2019

ROOF REPLACEMENT RESERVE 1/01/2019 balance		\$ 58,200
Income	\$ 50,400	
Funds Transferred from Retained Earnings	\$ 78,800	
Expenditures	<u>\$ (179,433)</u>	
Reserve balance at year end 2019		<u><u>\$ 7,967</u></u>

Financial Reports E-mailed to Board members

4 RESIDENTS QUARTERLY COLLECTION

No unit owner is past due

5 CHECKS ISSUED

21 checks issued in August

Unusual check issued:

Masonry Restoration - 3 invoices valued at \$5,200

Richard Greene for misc. office expenses

CNY Exterminating - removal of bees at clubhouse

Report E-mailed to the Board members

6 BANK RECONCILIATIONS - E-mailed to Board members

M&T Bank - bank balance agrees with reconciliation balance

Key Bank - bank balance agrees with reconciliation balance

Report E-mailed to the Board members

7 WORK ORDERS - August - \$409.27

One item over \$100 - lights burning out at units 402 & 503

6 other work orders

Report E-mailed to the Board members

TO: Board of Directors – Kimry Moor Homeowners Association
FROM: Financial Review Committee
SUBJECT: Annual Review of Financial Results and Internal Controls
DATE: April 15, 2019

At the January 16, 2019 meeting, the President of the HOA appointed Pat Curtin and Morris Torres to serve on the Financial Review Committee. As specified in the By-Laws, Article XI, Section 3, the Treasurer, together with the Financial Review Committee, are assigned to review the books of account for the preceding calendar year.

This review included:

- ✓ Examination of the monthly bank reconciliations of the financial institutions used by the HOA
- ✓ Inspection of financial transactions and proper approvals thereof to ensure compliance with the organization's By-Laws
- ✓ Preparation and fair presentation of the financial statements in compliance with NYS Requirements and the organization's By-Laws
- ✓ Compliance with the instructions contained in vendor contracts and agreements
- ✓ Maintenance of adequate internal controls as approved by the Board.

Morris reviewed all the checks that were written and they were recorded in the proper accounts. Work orders or proper receipts were matched with checks and correct amount of monies was noted. All approvals were proper.

Pat reviewed the bank statements and determined that the bank reconciliations were done in a timely manner and balances were accurately reflected on the financial statements. The Treasurer routinely reviews the records kept by TJMG and makes accruals and adjustments to accurately reflect transactions in the proper month before the statements are presented to the Board and the Membership. The outside CPA firm completed the tax returns for the Association on February 28, 2019 without difficulty. The 2017 excess of income over expenses was never addressed by the Board during 2018, and should have been moved to a reserve account.

The Committee feels that TJMG has made significant improvements in following proper procedures during 2018 to keep the records in accordance with by-law requirements, and we want to thank the TJMG staff for their attention to this matter.

In our opinion, the financial statements presented fairly the assets, liabilities and equity funds of the association in all material respects. Also, the revenues it received and expenditures it paid for the fiscal year 2018 were appropriate. Additionally, the committee did not identify any material weaknesses or significant deficiencies in its internal controls.

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

- ✓ TJMG Should make every effort to present the monthly records to the Treasurer by the 20th of each month in order for the Treasurer to have time to prepare financial statements for the monthly Board meeting.
- ✓ At the beginning of each year, the Board should decide how to handle any positive balance in the operating statement from the previous year. (e.g. move to Roof Reserve, Emergency Reserve, etc.)

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

Sincerely,

Pat Curtin and Morris Torres
Financial Review Committee

cc: Claude Pilon, HOA Treasurer
TJMG Properties

KIMRY MOOR HOMEOWNERS ASSOCIATION
FINANCIAL REPORT
FOR THE YEAR 2018

1 PROFIT & LOSS STATEMENT

Net Operational Profit & Loss, after funds transfer to reserve - \$38,266 profit; an improvement of \$3,809 compared to prior year

Income: \$319,172, an increase of \$34,338 compared to prior year

Common fees - \$16,800 higher from increase fees of \$200/unit

Insurance claims receipts - \$19,522, offset by ordinary and capital expenditures

Interest Income - from Roof Replacement Reserve - \$1,659 compared to zero in prior year

Interest Income from general operations investments - \$1,334 compared to \$229 in prior year

New Homeowners fee - lower by \$4,800 due to 6 new owners vs 9 in the prior year

Expenditures: \$222,300, an increase of \$5,523 compared to prior year

Contract Services - \$91,509, an increase of \$571 or 0.6% compared to prior year

Insurance Services - 36,445, an increase of \$527 or 1.5% compared to prior year

Trash Removal from Waste Management - \$6,884, an increase of \$1,069 or 18.4%. Additional pick-ups during the year

Roof Repairs - \$2,089, a reduction of \$10,113 - due in part to some costs charged to the reserve & fewer repairs needed

Chimney Repairs - \$7,168, an increase of \$4,925 for two unit owners

Chimney Replacements - zero spent compared to \$7,300 expended in prior year

General Maint & Repairs - \$19,625, favorable to prior year by \$554; deck repairs of \$12,793 were \$10,430 higher than prior year

Clubhouse expenses of \$2,353 were slightly favorable compared to prior year

Clubhouse Maint. & Repairs - \$1,105 - new account; zero costs in prior year

Pool maintenance & repairs - \$8,772, higher by \$1,332 compared to prior year. Additional maintenance required during year

Water charge \$1,774, related to pool maintenance; slightly less than prior year

Utility costs \$6,603, unfavorable by \$791

Tree Maintenance 22,678, approximately the same amount as prior year

Insurance Claim Payments - \$12,133 offset by receipts from insurance company; net cost was \$2,500

All other expenses - \$3,192, primarily for misc. expenses; slightly favorable compared to prior year

Funds transferred to Roof Replacement Reserve: \$58,606, an increase of \$25,006 compared to prior year; mostly from common fees increase of \$16,800, insurance claim receipts of \$7,390 and interest income

2 BALANCE SHEET

Operations - Cash Balance \$108,455, an increase of \$35,502 compared to prior year, due to favorable P&L, year-end accruals and outstanding checks not paid

KIMRY MOOR HOMEOWNERS ASSOCIATION
FINANCIAL REPORT
FOR THE YEAR 2018

Emergency Reserve - Cash Balance \$51,025 - a \$1,025 increase compared to prior year for interest income

Roof Replacement Reserve

2017 YEAR-END BALANCE - Key Bank		\$129,207
Common Fees transfers	\$ 50,400	
Interest Income	\$ 1,659	
Net Insurance Claim Receipts	\$ 7,390	
Roof Replacement - 3B cluster	\$ (16,580)	
Roof Replacement - 5A cluster	\$ (36,750)	
Roof Replacement - 7D cluster	\$ (22,497)	
Roof Replacement - 7B cluster	\$ (21,400)	
Roof Replacement 608-610	\$ (8,950)	
Roof Repairs Adjustment	\$ (848)	
Roof Replacement 608-610	\$ (11,999)	
Roof Replacement - 907	\$ (10,250)	
Roof Repairs - duplicate entry	\$ (848)	
Countrywide Credit Union Prior Yr. Balance	\$ 5	
Roof Replacement - 907 reimbursement to owner for misc. expenses	<u>\$ (340)</u>	
Total Income	\$ 58,606	\$58,606
Total Expenditures	\$ (129,614)	<u>\$(129,614)</u>
2018 December G/L Balance - Key Bank & Countryside Cr. Union		<u>\$58,199</u>

3 ACTURAL RESULTS COMPARED TO BUDGET

Budget - Loss of		\$(8,300)
Actual - Profit of		<u>\$38,266</u>
Variance Fav./((Unf.)		<u>\$46,566</u>

Major Changes:

- Income - higher by \$24,172 due to insurance claims receipt of \$19,522 and new homeowners fees of \$3,200
- Contract Services - lower by \$5,361 - budget assumed an increase of 2%; actual was 0.6%
- Insurance Services - lower by \$3,555; budget assumed a 5% increase; actual was 1.5%

KIMRY MOOR HOMEOWNERS ASSOCIATION
FINANCIAL REPORT
FOR THE YEAR 2018

Roof and Chimney Repairs - lower by \$12,243; significantly less repairs than 2017 which was basis for budget
Chimney Replacements - lower by \$25,730; no replacements during 2018; budget was based on prior years experience
Tree Service - higher by \$7,678 due to winter storms and additional tree removals and prunings
Insurance claims payments not budgeted \$12,133
Transfers to Roof Replacement Reserve - higher by \$6,206 for insurance claim receipts and interest income

4 ROOF REPLACEMENT RESERVE COMPARED TO BUDGET

Budget - Gain of	\$15,400
Actual - Loss of	<u>\$(71,008)</u>
Variance Fav./ (Unf.)	<u>\$(86,408)</u>

Major Changes:

The budget anticipated replacing the roofs for units 519, 521, 523, & 525. Postponed and included in 2019 Budget
Roof replacements completed were Clusters 3B, 5A, 6D, 7B, 7D & repairs to 9A

5 RESIDENTS QUARTERLY COLLECTION

No unit owners are past due
Several unit owners have miscellaneous billings outstanding

6 BANK RECONCILIATIONS

M&T Bank and Key Bank have unreconciled amounts of \$340 - offsets each other. Should have been corrected in December; check issued in January 2019. Should have been accrued in December

7 WORD ORDERS - December

Nothing unusual

8 TRANSFER \$40,000 TO THE ROOF REPLACEMENT RESERVE

Property Manager Report 2019

- We have had a good year at Kimry Moor. It has been business as usual with no major problems. We have not had a lot of large projects that needed to be handled. We are either in the process of completing or have completed the work issued by the Board.
- The homeowner's first point of contact is TJMG Properties (Preferably email or AppFolio). We respond to the email advising the homeowner that we will pass this on to the appropriate Chairperson. The email received is sent to the Chairperson who handles that particular issue/problem. The process seems to be working well.
- Trash pick-up is always on Mondays unless otherwise notified.
- Landscape debris is picked-up on the 2nd & 4th Tuesday of every month from April to October. There will be a final pick-up made on 11/12/19, the 2nd Tuesday of November. No plastics or metal objects should ever be included with the yard waste put in the bags or containers being picked up.

Submitted by

Mark Bright
TJMG Properties
September 24, 2019

Kimry Moor Homeowners Association
Annual Meeting
September 24, 2019

Report for Grounds Committee

The Grounds Committee met with Jason from Bartlett Tree Service and discussed a three-year plan for Kimry Moor Tree Care Action. The meeting was very successful. We will start with year 1 and go from there.

We managed to plant more perennial shrubs at the entrance garden.

We try to keep Kimry Moor looking like a park.

Respectfully submitted by:
Paula Haynor,
Grounds Committee Chair

Kimry Moor Homeowners Association
Annual Meeting
September 24, 2019

Maintenance Report

Our budget is \$21,500. Expenditures to date are \$7832.

The weather delayed a lot work this spring; however, we are pretty well caught up.

There are several major projects to be completed and I estimate that they will run between \$5 to \$ 7000 so we should finish the year within our budget.

In the past 9 months we have accomplished a great deal thanks in part to excellent cooperation from two of the people who are doing the bulk of the work at Kimry Moor. Namely, Greg Cohen and Trevor Morris.

3 sidewalks have been repaired or replaced. A crumbling wall was removed from Karen Hanlon's property.

Many of the decks that were replaced last year have been painted this year. In addition, some of the decks that were not repaired or replaced last year have now been taken care of. As of July 1, 2019, we are no longer responsible for the repair or replacement of decks with the exception of work not completed last year.

We have power washed some 10 units and will continue to do so when we receive a request from the homeowner. The cost for this is nominal.

To date we have addressed some 60 requests from homeowners for various repairs, painting and power washing.

Working with Kathryn from TJMG has been a pleasure. John Cooper has been very helpful repairing lamplights or reporting those that needed repair. Ed McDonald has provided his help on many occasions.

All maintenance requests should be sent to TJMG via email or phone.

Respectfully Submitted:
Marty Levine,
Maintenance Chairman

Kimry Moor Homeowners Association

2019 Annual Meeting

Architectural Control Committee Report

I want to take this opportunity to thank Jill Brooks for her participation this year.

For 2019, the Architectural Control Committee received requests from -

- Unit 511 to replace storm door (Approved), Unit 301 to replace 3 windows (Approved).
- Unit 204 to add 1 window (Approved).
- Unit 402 to install a Direct TV Pole Mount (Denied).
- Unit 906 to remove and install all screening on her back porch and replace rotten floorboards and skirt boards (Approved).
- Unit 304 to install five windows and one storm door (Approved).
- Unit 305 to install screening and repair deck (Approved).
- Unit 805 to install one storm door (Approved).
- Unit 907 to install two storm doors (Approved).
- Unit 605 to install one window in the living room and one window in the dining room (Approved).
- Unit 821 to construct an addition to their existing screen-in porch (Approved).
- Unit 525 to install a retractable awning over existing deck (Approved).
- Unit 404 to install a 4 -foot fence (Approved).

Respectively submitted,

Richard J. Greene
Chair

Kimry Moor Homeowners Association

2019 Annual Meeting

Roof & Chimney Committee Report

I want to take this opportunity to thank Pat Curtin and Jim Baird for their participation this year. Without their hard work, the bidding process would not have been successful.

For 2019, roofs were replaced at Units 302, 304, 502, 504, 511, 513, 515, 517, 519, 521, 523, 525, 606, 805, 807, 809 and 811. There are 29 roofs that need to be replaced in the coming years.

For 2019, roofs were repaired at Units 106 (no charge), 304, 407, 409 (no charge), 507, 511, 525, 601, 606, 607, 713, 811, 821 and 823 (no charge).

For 2019, chimneys were repaired at Units 511, 515, 517, 519, 521, 523, 525, 713, 715, 805, 811 and 821.

Respectively submitted,

Richard J. Greene
Chair

Report of the Roof Replacement Fund Committee-2019

Ray Colton, Chair

The committee met in early September to consider a proposal increase the yearly maintenance fee in order to insure that the roof replacement schedule would be completed as originally proposed. Pat Curtin presented the proposal to increase the yearly maintenance fee by \$100/year (\$25/quarter). The committee reviewed the information and voted to recommend to the Board of Directors they proposed yearly increase. The proposal will be presented to the Board at the September meeting. The Roof replacement schedule is attached.

Members of the Committee

Pat Curtin
Barbara Goldberg
John Mott
Morris Torres

Proposed Roof Replacement Schedule and Costs

Year	Funds Transfer	Expenditures w/ 2% Inflation	Reserve Balance w/ 1% Interest Income	Number of Units
2019	\$ 123,200	\$179,433	\$1,966	
2020	\$ 58,800	\$57,500	\$3,286	5
2021	\$ 58,800	\$58,650	\$3,469	5
2022	\$ 58,800	\$59,823	\$2,480	5
2023	\$ 58,800	\$61,019	\$286	5
2024	\$ 58,800	\$46,920	\$12,168	4
2025	\$ 58,800	\$47,858	\$23,232	5
2026	\$ 58,800	\$0	\$82,264	
2027	\$ 58,800	\$0	\$141,887	
2028	\$ 58,800	\$0	\$202,106	
2029	\$ 58,800	\$0	\$262,927	
2030	\$ 58,800	\$0	\$324,356	
2031	\$ 58,800	\$0	\$386,399	
2032	\$ 58,800	\$0	\$449,063	
2033	\$ 58,800	\$0	\$512,354	
2034	\$ 58,800	\$0	\$576,278	
Total	\$ 1,005,200	\$511,203	\$576,278	29

Kimry Moor Homeowners Association
Annual Meeting
September 24, 2019

POOL COMMITTEE REPORT

The Kimry Moor swimming pool opened on Friday, May 25th and closed on Monday, September 23, 2019. The dates were coordinated with Onondaga County and permits were issued for these time periods.

There is one maintenance action that will be performed by Clean All and that is a repair to the crack in plaster in the deep end by the entry ladder on the far side. Repair work is scheduled for Wednesday, September 25. Cost to repair is \$950 with \$475 due in October the initial payment of 50% or \$475 will be paid in September.

Pool Surgeons will close the pool during the month of October after the repair has been completed. Cost will be approximately \$500. Two cleanings per week during the season cost \$198.

Chlorine and Muriatic acid chemicals were purchased during the year from Clean all and the pool was cleaned twice weekly by Pool Surgeons.

TJMG has been requested to remove the pool furniture to the basement of the clubhouse and also requested to remove the valve from the shower for the winter months. Work Orders have been issued for these two actions. The bills for these actions will be rendered in the month of October.

INSURANCE:

Evaluations in progress.

GROUNDS:

Two bids consisting of Management, Grounds Maintenance and Trash Pick-Up were received and the least expensive in all three categories was TJMG. Although several companies were solicited – only two bids were received. TJMG was the lowest of the two and the other was extremely expensive. The universal comment was: If you are happy with the performance of TJMG then we do not intend to bid. The performance period is 2019 thru 2024 – five year vice three years.

Respectfully Submitted by:
Richard Bruner

Kimry Moor Homeowners Association

2019 Annual Meeting

Clubhouse & Social Committee Rep

During 2019, the Clubhouse & Social Committee held a Potluck Dinner in December, and a Meet & Greet Party for new homeowners and a Potluck Dinner in May.

The Book Club met several times the last Tuesday of the month.

Respectively submitted,

Careen Talbot
Chair

Kimry Moor Homeowners Association
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Welcoming Committee Annual Report - 2019

The Welcoming Committee members besides myself are:
Joan Jacobs who has been on the committee for many years
and new committee members.....Ed & Brenda Dera and Laurie Kushner

This year The Welcoming Packet given to new owners was updated.

This packet includes:

KMHOA Declaration of Covenants, Revised 7/1/2016

KMHOA By-Laws, Revised 1/16/2019

KMHOA Brochure

KMHOA Emergency Contacts

KMHOA Officers, Board of Directors & Committee Members

KM Directory

Pool Information

A variety of additional information on important dates, homeowner responsibilities and forms
for landscaping requests, Clubhouse reservation, and the various KM committees

The following people were welcomed to the Kimry Moor community this year

Sharon & Joe DeVita	104
Ed Alderman	114
Michele Sargent	204
Tina & Ron Muraca	504
Dee Burlingame Reidel	509
Christine & James Connors	601
James Knoll	707
Robin & Phillip Monteleone	805

Respectfully Submitted by:
Linda Shapess

Kimry Moor Homeowners Association
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NEIGHBORHOOD WATCH PROGRAM COMMITTEE REPORT

The Neighborhood Watch Program was established when the unusual event of a robbery happened in our neighborhood in 2018.

Our first program was in July 2018 when Lt. Jim Gallup, of the Manlius Police Department presented the community with tips on staying safe, and things we should do to protect our community from making it easy for a burglary to happen, such as leaving cars unlocked or keys in them.

The Board approved the posting of a "Neighborhood Watch Program" sign which was accomplished in October 2019.

On August 14 we had speakers from the Fayetteville Fire Department and Manlius Police Department. The Fire Department speaker talked about services and safety devices that can be purchased from the Department. The Manlius Police Department spoke about recent changes in New York State Laws making police work more difficult. New schemes that criminals are using to commit crimes. He offered the suggestion that we be more vigilant in our community of what's going on and to take all safety precautions that you can to stay safe.

RESPECTFULLY SUBMITTED:
John Cooper, Jr.

Kimry Moor Homeowners Association
Annual Meeting
September 24, 2019

Pond and Swale Committee Report

A survey of the swale from Mott Road to past the clubhouse, was conducted in January. The engineering firm of Agricultural Engineering Services was hired to create a plan to remediate the soil deposits and replace the culverts under the clubhouse road. A permit has been requested from the Army Corps of Engineers for this project. The committee will ask for bids to complete the work in the spring. The general estimate from the engineers to complete the entire project is around \$23,000.

Respectfully submitted:

Karen Hanlon

Report of the ByLaws Committee-2019

Ray Colton, Chair

The committee met many times during 2018 to consider revisions to the ByLaws. The proposed revisions were presented to the Board of Directors in January 2019 and approved by the Board on January 19, 2019. Thus, the current ByLaws of the Kimry Moor Homeowners Association are those dated January 19, 2019.

Members of the Committee:

Lynn Green
Mark Levine
Janet McLoughlin
Barbara Sweeney