

Kimry Moor Homeowners Association

Board Meeting

August 28, 2024

6:30 pm at the Clubhouse and via Zoom

1. CALL TO ORDER/ OPENING REMARKS: 6:33pm

Present: P. Curtin, J. Greenman, L. Kushner, J. Yao, R. Greene, J. Yanno, L. Crawford, B. Dubnoff, B. Arnold

President's Remarks

- a. In-person protocol for the meeting, dual with Zoom. Participants must identify themselves online. Any audience members who speak without being recognized would be Out of Order.
- b. Welcome new neighbors
Renato Alves #825
Alar & Jane Arras #904
- c. The Board expresses their condolences to the family of Franklin Josef of unit #501
- d. Please submit proxy votes for new Board Members by 7:00 pm on Tuesday, Sept. 17, 2024 to Laurie Kushner at #908 Kimry Moor. The Annual Meeting is scheduled for Wed. Sept. 18, 2024.

-Richard Greene removed himself from ballot, revised ballot to be sent to all Homeowners.

3. REVIEW and APPROVAL:

Approval of the minutes of the June 26, 2024, passed 8-0-1, and Board Meeting. July 24, 2024 combined Members and Board meeting. *passed (9-0)*

4. RESIDENT COMMENTS: By pre-scheduling. Limit 3 minutes each.

The Board would like to hear more from residents, so a Resident Comment section has been added to the beginning of each meeting's agenda. Speakers will be scheduled by prior request to the President, including topic.

-Judy Granatstein (unit106) spoke about By-Laws and member comment process.

5. SECRETARY'S REPORT

- a. Sent Notice for Members Annual Meeting and Board Nominations. Will resend a revised copy. PROXY ballots must be received by Laurie Kushner #908 before 7 pm on TUESDAY, September 17, 2024.

6. TREASURER'S REPORT

- a. Written report comments.
- b. Motion to approve July 31, 2024, Financial Statements, Bank Reconciliations and Cash Disbursement Journal. *Passed (9-0)*
- c. Electronic Votes since last meeting: OCWA for \$834.13 on August 13 passed (9-0).
- d. Invoices approved: *National Grid \$692.96 passed (9-0)*
- e. Homeowner #110 in arrears. Condo Lien remains in place with Onondaga County. Remaining balance is \$25.70 as of August 19, 2024. Requirement for bank check remains in place. Future commercial truck violation will incur a fine of \$5 per day upon observation by Richard Greene. Confession of Judgement returned to homeowner, and Members Rights reinstated.

7. PROPERTY MANAGER'S REPORT –*Jeanette Necastro*

- a. Sprinkler Repair- *no repair needed*
- b. Chimney Inspections. Quotes received for 10 Minor Repairs and 4 Major Repairs needed.
- c. Clubhouse Roof Replacement. After Labor Day, *pool committee requested after 9/16, working with contractor to get a date. Was supposed to be 2nd week of September*

8. COMMITTEE REPORTS (See attached reports)

- a. Trees & Garden -- Joanie Yanno
Caution sent to Homeowners regarding hornets' nests. **MOTION** to approve sales tax on \$250 payment for landscaping. Total is @270. Approved 9-0
- b. Pool -- Barb Arnold
Discussion and Motion re: Winter closing and cover by Stiles Pools scheduled for 9/16. Camera purchased to inspect pool plumbing for possible leaks.
- c. Maintenance -- Ed Dera
Motion to approve damaged garage door at #206. \$825 approved (9-0)
- d. Grounds -- Linda Crawford
- e. Architectural Control -- Jane Yao-windows at #525 - *passed by electronic vote 9-0 on August 22.*
- f. Roof and Chimney -- Jay Bayanker
Estimates for chimney repairs received for 13 chimneys. Will schedule.
- g. Utilities -- Heather Dera
Contact made with Verizon Fios.
- h. Contract Committee -- Joe Greenman reported by Pat Curtin

Discussion and Motion for possible 6-month extension of TJMG Contract Renewal from October 31, 2024 for Management and Trash contracts only, to April 31, 2025. *Passed 9-0. Lawn and Snow Contract expires October 31, 2024.*

- i. By-Laws Committee -- Laurie Kushner
Discussion and Motion for Parking section to match Covenants and other miscellaneous updates. *Changes made to proposed verbiage. [Note: Both the proposed and revised copies of the By-Laws are attached to these minutes]*
 - i- Article XVI, Section 13 (passed 9-0)
 - ii) Article XI, Section 13 (passed 9-0)
 - iii) Article XI, Section 6 (passed 9-0)
 - iv) Article XVI, Section 4 (passed 9-0)
 - v) Article XI Section 14 (passed 9-0)
 - vi) Article XI, Section 1 (passed 7-1-1)
 - vii) Article VIII, Section 1 (passed 9-0)

- j. Clubhouse – Barb Arnold
Discussion about replacing clubhouse carpet. Also possibly adding more social clubs in the neighborhood.

10. OLD BUSINESS/Pending Items:

a. **Document Filing.** Updated documents should be filed with Onondaga County. J. Greenman reported that his review has been completed.

b. **Vehicle Parking.** Resolved at July 24, Members vote. Item closed.

c. **OCWA Billing.** Engineer from OCWA worked with Richard Greene to resolve the water leak at either the pool or irrigation system. Water was shut off for the winter. Results of OCWA research given to Keith Jones to coordinate assessment of the project. Does not appear to be a sprinkler problem; possibly water piping to the pool.

d. **By-Laws:** Pending distribution. Organization of Board Work and Committee assignments to even out workload. Sent to Board on January 31. After July 24 Covenants vote, By-Laws will be brought into agreement with the Covenants. Other miscellaneous updates pending.

e. **Guidelines for Volunteers** for Board Members, and Committee Chairs referred to Ad Hoc Committee July 24, 2024. Update discussion. Joanie Yanno *presented an updated document and* will invite community members to comment to her email. Vote will be taken at next board meeting

11. NEW BUSINESS

Pat Curtin reported that Not-for-Profit Corporations need to have a "Conflict of Interest Statement" developed for Board Members according to NYS law. She will pass the information along to Joe Greenman for follow-up by the Legal and Contract Committee.

12. NEXT BOARD/MEMBERS MEETINGS:

--September 18, 2024	7:00 pm Annual Members Meeting
--September 25, 2024	6:30 pm Monthly Board Meeting
--October 23, 2024	6:30 pm Monthly Board Meeting

13. MOTION TO ADJOURN BOARD MEETING *8:48 adjourned*