

Kimry Moor Homeowners Association
Board Meeting Agenda
September 25, 2024
6:30 pm at the Clubhouse and via Zoom
FINAL

1. CALL TO ORDER/ OPENING REMARKS:

Present: Pat Curtin, Joe Greenman, Barbara Arnold, Joanie Yanno, Richard Greene, Linda Crawford, Jane Yao, Barbara Dubnoff.

Excused: Laurie Kushner, **Quorum voting will be out of 8**

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. Annual Meeting was well attended on September 18.
- c. Electronic Vote on Sept 12 to Nominate Debbie Panebianco to Chair the Welcoming Committee. Approved 9-0.
- d. Rabid racoons, 2 reported in the area, both have been removed, please let the office know should you see anymore.

3. REVIEW and APPROVAL:

Approval of the minutes of the August 28, 2024 Board Meeting. **Passed (8-0)**

4. RESIDENT COMMENTS: By pre-scheduling. Limit 3 minutes each. **none**

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.

5. SECRETARY'S REPORT

- a. None

6. TREASURER'S REPORT by Pat Curtin

- a. Written report comments. **Budget Requests due by 10/4**
- b. Motion to approve August 31, 2024, Financial Statements, Bank Reconciliations and Cash Disbursement Journal. **Approved (8-0)**
- c. Electronic Votes since last meeting: none
- d. Invoices to approve: none

- e. Homeowner #110 in arrears. Condo Lien remains in place with Onondaga County. Remaining balance is \$25.70 as of August 31, 2024. Requirement for bank check remains in place.

7. PROPERTY MANAGER'S REPORT –Jeanette Necasto

- a. Syracuse Haulers- ruts in median, near garbage area, emailed and called in TJMG to repair if Syracuse Haulers does not repair and then bill Syracuse Haulers for the damage done.

8. COMMITTEE REPORTS

- a. Trees & Garden -- Joanie Yanno
Motion to approve tree work for **\$9247.80, Approve (8-0), Pumpkins ok for from entrance decorations**
- b. Maintenance -- Ed Dera-
Motion to approve painting trim at cluster 8D (821-827) for \$1,050 **Approved (8-0)**
- c. Architectural Control -- Jane Yao
Electronic Vote #823 approved (9-0) September 13, 2024.
Gutter sign at entrance not permitted, TJMG to remove
- d. Roof and Chimney -- Jay Bayanker
Motion to approve Clubhouse roof replacement **\$9,043 Approved 8-0, waiting on flashing report from Jason**
Motion to approve 12 chimneys for \$7,847 **with in budget, Approved 8-0 (100-500, 12 Chimneys)**
- e. Welcoming Committee -- Debbie Panebianco **welcomed 3 new homeowners, still waiting to update documents before giving out the last folder.**

9. OLD BUSINESS/Pending Items:

a. Document Filing. Updated documents should be filed with Onondaga County. Still pending with J Greenman and BS&K.

b. 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 or drain.

c. TJMG Contract Extension. Motion to approve extension of Management and Trash TJMG Contracts to April 30, 2025. (Grounds contract expires October 31, 2024).
Approved both (8-0)

d. Guidelines for Board Members, Committee Chairs referred to Ad Hoc Committee July 24, 2024. Update discussion. Joanie Yanno **Approved Mission Statement and Guidelines for Board Members and Committee Chairpersons with corrections (8-0), Approved to remove and replace old with new version (8-0)**

10. NEW BUSINESS

1. New Federal Reporting law for HOA Boards. Due by December 31, 2024.
2. Greg Cohen will accompany Barb Arnold to the flooring store to assist with possible clubhouse flooring

11. NEXT BOARD/MEMBERS MEETINGS:

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|----------------------|-------------------------------|
| --October 23, 2024 | 6:30 pm Monthly Board Meeting |
| -- November 20, 2024 | 6:30 pm Monthly Board Meeting |

13. MOTION TO ADJOURN BOARD MEETING Adjourned 7:17pm