

**Kimry Moor Homeowners Association**  
**Board Meeting Minutes**  
**April 24, 2024**  
**6:30 pm at the Clubhouse and via Zoom**  
**FINAL**

**CALL TO ORDER/ OPENING REMARKS:**

Full board attendance: P Curtin, J. Greenman, L Kushner, B Arnold, J. Yanno, L Crawford, J Yao, R Greene, and B Dubnoff. Jeanette Necastro of TJMG Properties Meeting called to order 6:40pm by Pat Curtin with quorum present, late due to internet issues at clubhouse, restarted modem.

**1. President's Remarks**

- a. Reviewed In-person protocol for the meeting, dual with Zoom. Participants must identify themselves.
- b. The Board sends their condolences to the family of resident, Nancy Sauer, new address for son Rodger was given received from Deed.
- c. Sent Notice of Special Members Meeting on May 2, 2024. The Roof Reserve decision will take place at May Regular Board Meeting.

**2. REVIEW and APPROVAL:**

Request for approval of the minutes of the March 27, 2024 Board meeting. **A motion was made to approve the board meeting minutes (9-0) all in favor.**

**3. 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.

**Jill Brooks spoke about transparency.**

**4. SECRETARY'S REPORT**

Sent sympathy cards to both families who passed, also made donation to Habitat for Humanity and Golisano Childrens Hospital

**5. TREASURER'S REPORT (L. Kushner)**

- a. Written report comments.
- b. Motion to approve March 31, 2024, Financial Statements, Bank Reconciliations and Cash Disbursement Journal. **A Motion was made to approve (9-0) all in favor**
- c. Electronic Votes since last meeting: See Pool Committee report

- d. Invoices to approve: **Request was made to be sure when submitting invoices the proper GL account is reflected.**
- e. Homeowner #110 in arrears. Condo Lien put in place with Onondaga County. Use of facilities discontinued. Collection process underway; signed Confession of Judgement. Payments being made. Payment due on March 31, 2024 has not been received. Balance is \$550 as of April 18, 2024, Commercial truck violation continues. Need enforcement procedure and amount of daily fine. **Due before 5/1 is \$400. Trucks have commercial plates. Motion was made, seconded, and approved (8-1) to have overnight hours to be 11pm-6am, with a \$5/overnight fine.** Joe and Pat to get a letter out starting 5/1. Board has been more than generous; Board reserves the right to increase fine violation, Richard to check nightly and will let Laurie know, then to let TJMG know the amount and dates to charge.

## **6. PROPERTY MANAGER'S REPORT – Jeanette Necastro**

- a. Transition dumpster service from Waste Management to Syracuse Haulers on April 30/May 1.- **Waste management is all set with transition**
- b. Keith Jones will be doing walk-around on May 7.

## **7. NOMINATION OF COMMITTEE MEMBERS -- None**

## **8. COMMITTEE REPORTS**

- a. Roof and Chimney -- Jay Bayanker  
**Motion:** Approve scheduling Clubhouse roof replacement. **Walk/schedule inspection of chimney 610 and 310. Requested motion to schedule clubhouse roof replacement up to \$8,000, seconded and approved (9-0), shingles are in the basement.**
- b. Trees & Garden -- Joanie Yanno -will be walking with arborist, asking about settings of sprinkler system.
- c. Architectural Control -- Jane Yao- Changed format of request, available on AppFolio and will be on the Kimry Moor website, requested electronic vote from board once committee approves, once project is completed committee to walk. Encouraged everyone to use AppFolio to submit requests.  
Discussion and Motion: Procedural Changes
- d. Contract and Legal -- Joe Greenman  
**Motion:** Clarification of Covenants- Covenants change in 2016 were never filled with the county. Attorney hired to review and assist where they are inconsistent. To be restated and approved once, working to prepare a proxy. Depending how fast the proxy can get done will determine the next board meeting date my need to be changed from 5/22 to 5/29. 2016 was already approved so this should be a lump vote, 2024 proposed changes will be an itemized vote.

### **Report to include details:**

**2016-motion to approve, seconded approved 9-0**

**2024 Section 7, 1.i motion to approve, seconded 9-0**

**1.f motion to approve, seconded, amend motion (concerned with 7 consecutive days, change verbiage MAY NOT BE PARKED IN EXCESS OF 7 DAYS TOTAL WITHOUT BOARD APPROVAL IN ANY GIVEN YEAR.**

**Motion to accept 8-1**

**1.g motion to accept, seconded, approved (9-0)**

**1.j. motion to accept, seconded, approved (9-0)**

**1.k motion to accept, seconded, approved (9-0)**

**Sect. 16 pg. 13 motion to accept, seconded, approved (9-0)**

**14.9.1 motion to accept, seconded, approved (9-0)**

e. Maintenance -- Joe Greenman - Unit #519 asked to have steps going to the basement repaired. The Board clarified that the HOA is only responsible for front sidewalks, not basement entry ways.

f. Clubhouse -- Barb Arnold- Thank you for coming to the party as it was a good turnout.

g. Pool -- Richard Greene **Requested approval to apply for application for pool permit as this exceeds permission, amount of \$279. Motion to approve, seconded and approved (9-0).** Jeanette is Checking with Keith to see if Stile's contract has been received.

h. Grievance -- Janet McLoughlin -**Committee to believe it to go on record. Janet requested to read the grievance report, after some lack of decorum and understanding the board made a motion to read the report (5-2-2).** Janet Stated the report will be available to all. The board asked for a reasonable amount of time to be answered.

## **9. OLD BUSINESS/Pending Items:**

a. **Helpful Hints:** Additional easy-to-read material for all residents. Distribution is underway. Linda will finish when she returns North. (closed)

c. **Document Filing.** Updated documents should be filed with Onondaga County.

d. **Vehicle Parking.** The Board has been asked to clarify the parking limit in the Clubhouse parking lot. The Board agreed that it is 7 "consecutive" days not 7 "total" days. Also clarified that personal pickup trucks and SUV's may be parked in driveways overnight. Also clarified exceptions for construction vehicles and POD's. Precise wording of By-Laws was drafted by By-Laws Committee. Legal review of Covenants done by BS&K. Need **motion** regarding RV parking (one overnight in driveway) from the Board then clarification of the Covenants can be and voted upon by Homeowners.

e. **OCWA Billing.** Engineer from OCWA worked with Richard Greene to resolve the water leak at either the pool or irrigation system. Water shut off for the winter. Will resolve in the Spring of 2024. Results of OCWA research given to Keith Jones to coordinate assessment of the project.

- f. **By-Laws:** Pending distribution. Organization of Board Work and Committee assignments to even out workload. Sent to Board on January 31.

**10. NEW BUSINESS**

None

**11. NEXT BOARD MEETINGS:**

--May 2, 2024	7:00 pm Special Members Meeting re: Roof Replacements
--May 22, 2024	6:30 pm Monthly Board Meeting
--June 26, 2024	6:30 pm Monthly Board Meeting

**12. MOTION TO ADJOURN A motion was made, seconded, and approved to adjourn the Board meeting at 9:00pm.**

Respectfully submitted,

Barb Arnold  
HOA Secretary