

**Kimry Moor Homeowners Association**  
**Board of Directors' Meeting**  
**May 22, 2024**  
**Via Zoom & In-Person (Clubhouse), 6:30 pm**  
**APPROVED**

**PRESENT:** P. Curtin, L. Kushner, J Greenman, J. Yanno, J Yao, R. Greene, L Crawford, B Arnold, B Dubnoff and Keith Jones of TJMG Properties

**EXCUSED:**

**ABSENT:**

Meeting was called to order by P. Curtin at 6:33 PM with a quorum present.

**1. PRESIDENT'S OPENING REMRKS (P. CURTIN):**

- a. Reviewed 'hybrid' protocol for board meeting that includes meeting in person at the Clubhouse along with a hosted Zoom meeting. Any audience members who speak without being recognized will be asked to leave the meeting.
- b. The Board welcomes the new owner of unit #805, Elizabeth Duszynski
- c. Special Members Meeting held on May 2, 2024. The informational meeting about Roof Replacement reserve was well attended and the Roof Committee will report on Homeowner comments.
- d. The proposed Amendments to the Covenants was distributed to Homeowners on May 6. Please be sure to return your Vote Proxy to Barb Arnold as soon as possible. The Board strongly encourages Homeowners to vote in favor of the amendments. TJMG to send a reminder email out on May 30<sup>th</sup>.
- e. The Board electronically approved a request from the owner of unit #405 to park their RV trailer in the driveway for one night in advance of trips on May 28 and June 16. (approved 9-0). This action would be in agreement with the pending Covenant amendments that will be voted on June 26

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the minutes of the April Board Meeting with a single correction to change the word 'Agenda' to 'Minutes' in the title. **A motion was made to approve the board meeting minutes from April, 24 2024 with this correction. (9-0 in favor)**

**3. RESIDENT COMMENTS:**

Judy Granatstein submitted an email comment ready by Pat Curtin regarding the possibility of a community garage sale.

#### **4. SECRETARY REPORT:**

(2) Electronic votes were APPROVED this month:

- a. Grievance Response Amendment (6-3)
- b. Final Grievance Response (7-2)

See attached report.

#### **5. TREASURER'S REPORT (L. KUSHNER)**

- a. February Financial Statements, Bank Reconciliations and Cash Disbursement Journal report is attached. **A motion was made, seconded, and approved to accept the April 30, 2024 Financial Statements, Bank Reconciliations and Cash Disbursement Journal. (9-0 in favor)**
- b. There were 4 electronic votes in April. See attached report for details.
- c. Unit 110 Arrears: Condo lien remains in place; use of facilities remains suspended. Next payment of \$200 is due on by June 1<sup>st</sup>. Balance of arrears is \$550.
- d. Approval requested to pay \$259.06 National Grid bill. **A motion was made, seconded, and approved to pay \$259.06 to National Grid (8-0 in favor)**
- e. A resolution was put up to open two savings accounts at M&T Bank, one for the General Reserve and one for Roof Replacement Reserve. The 2 existing accounts at Key Bank will then be closed. **A motion was made, seconded, and approved to open the (2) Savings accounts at M&T per the resolution (9-0 in favor)**
- f. See attached report for additional information.

#### **6. PROPERTY MANAGER'S REPORTS (K. JONES):**

- a. The transition from Waste management to Syracuse Haulers is now 100% complete.
- b. Trash pickup will be delayed one day (picked up on Tuesday) the following week. Notice will be sent to all homeowners.
- c. A general letter/notice was sent to all homeowners following the Spring Walk Around which noted common repairs that are the homeowner's responsibility. Keith Jones will do a follow-up check of some of the items noted in June, after which violation letters may be sent out to those that are non-compliant.
- d. Keith will coordinate sprinkler repair project.

## **7. NOMINATION OF 2024 COMMITTEE CHAIRS / MEMBERS (P CURTIN)**

Contract & Legal Committee – Laurie Kushner, Treasurer

Utilities & Trash Management Committee – Chair – Heather Dera

**A motion was made, seconded, and approved to approve Laurie Kushner to the Contract & Legal Committee and Heather Dera as Chair of the Utilities & Trash Management Committee (9-0 in favor)**

## **8. COMMITTEE REPORTS:**

### **Roof & Chimney Committee (J Bayanker):**

- a. Approval was requested to increase authorization for Clubhouse roof replacement from \$8,000 to \$9,000 with Custom Quality. **An electronic motion was made, seconded, and approved to approve an increase in authorization from \$8,000 to \$9,000 (9-0 in favor)**
- b. Savings Plan for roof replacement reserves – there are notes attached to these minutes from the meeting held on May 2<sup>nd</sup>. A discussion was had about the options presented and what most homeowners preferred. May 19 spreadsheet attached to these minutes. **A motion was made, seconded, and approved to implement a new assessment of \$100/year (paid via \$25/quarter) starting in January 2025 for the addition to the roof replacement reserve (9-0 in favor)**
- c. Keith Jones explained that he is working on obtaining quotes to conduct inspections of many of the chimney's that are due for inspection along with completing repairs and painting to the Clubhouse chimney.
- d. Report attached.

### **Trees & Garden Committee (J Yanno):**

- a. The marker flags have been removed from the front entry
- b. Report attached.

### **Contract & Legal Committee (J Greenman):**

- a. Amendment to Covenants pending Homeowner vote on June 26, 2024
- b. Report attached.

### **Clubhouse Committee (B Arnold):**

- a. Working on getting an alternate quote for the flooring at the Clubhouse

### **Pool Committee (R Greene):**

- a. A draft version of the Pool Rules is included in the Pool Committee report.
- b. Pool is in process of being filled now. We will be able to tell from the new meter that OCWA put on if we are losing water (i.e. leaking)
- c. A discussion was had around the existing Pool Rules as it relates having a homeowner accompany a visitor while at the pool. **A motion was made, seconded, and approved to modify the language of Pool Rules to read: ALL GUESTS OF ALL AGES MUST BE ACCOMPANIED BY A RESIDENT. (8-1in favor).**
- d. A discussion was had around the responsibilities of the Pool Committee. **A motion was made, seconded, and approved to modify the language in Article 11, Section 6 of By-Laws to read: "The Pool Committee duties shall be to manage and maintain the pool and recommend Rules for Members and their guests at the pool, subject to Article VIII, Section 1. (8-0 in favor).**
- e. See attached report.

### **Maintenance Committee (E Dera):**

- a. The committee will start to pick up where they left off last year for all projects.
- b. Requested approval to spend \$1,950.00 for sidewalk repairs related to recent work orders submitted. **A motion was made, seconded, and approved to spending \$1,950 for sidewalk repairs (8-0 in favor).**
- c. Report attached.

### **Grounds Committee (L Crawford):**

- a. Report attached.

### **Architectural Control Committee (J Yao):**

- a. Unit 525: Replace 2 sconce lights attached to house **A motion was made, seconded, and approved to replace 2 sconce lights as submitted (8-0 in favor).**
- b. Unit 406: Install new deck **A motion was made, seconded, and approved to install new deck as submitted (8-0 in favor).**

### **9. OLD BUSINESS:**

- a. Document Filing. Updated documents should be filed with Onondaga County.

- b. Vehicle Parking. The Board has been asked to clarify the parking limit in the Clubhouse parking lot. The Board is asking for vote that it is 7 “total” days, not “consecutive” 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. RV parking (one overnight in driveway). Vote of Homeowners pending June 26, 2024 meeting
- c. 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.
- d. By-Laws: Pending distribution. Organization of Board Work and Committee assignments to even out workload. Sent to Board on January 31. After June 26 Covenants vote, By-Laws will be brought into agreement with the Covenants.

#### **10. NEW BUSINESS:**

- a. Code of Conduct for Board Members, Committee Chards and Committee Members – discussion ensued around Code of Conduct verbiage presented by J Yanno. Based on discussion, it was decided that current language will be revised and resubmitted to Board for their consideration. Copy attached.
- b. Request for annual Community Garage Sale. **A motion was made, seconded, and approved to NOT ALLOW an annual garage sale (7-0 in favor).**
- c. Electronic Voting Procedure Changes. P Curtin to work on proposed changes and will send to Board.

#### **11. NEXT MEETINGS:**

Future meeting dates (to be held in same hybrid format):

May 22, 2024 Regular Board Meeting – 6:30 PM

June 24, 2024 Regular Board Meeting – 6:30 PM

#### **12. MEETING AJOURNMENT:**

**A motion was made, seconded, and approved to adjourn the Board meeting at 8:25 pm.**

Respectfully submitted,  
Keith Jones  
TJMG Properties

## Treasurer's Report – April 2024

To The Board

I will be asking for approval for the April financial statements which are attached below.

We had a number of electronic votes:

The Pond Guy -\$377.99 on April 27 approved 9-0

Planting in Front of pool- \$573 on May 6 approved 9-0

Clubhouse Roof replacement-\$9000 on May 15 8-1(no vote)

Pool Opening-Greg Cohen- \$1000 on May 15 approved 8-1(no vote)

The change from Waste Management to Syracuse Haulers occurred. We paid the April invoice from Waste Management and received the promised credits and the late fee charge was removed. We will receive one more bill for removal of the dumpsters.

The last of the roof loans was paid off at the end of April.

I will be making a motion to transfer the Key Bank Reserve accounts to M&T so that all of our accounts will be in one bank, This will make any electronic transfer of funds easier to manage. The interest rate on savings accounts is just under 1%. Once the roof reserve grows- after paying for the clubhouse roof- we will look at putting those funds into CD's for a higher interest rate.

As we go into the busy months for the pool and maintenance costs our cash flow is good .

There have been 3 unit sales so we will be getting \$6000 in new owner fees in the next month or so.

May 31st will be the start of the 1% assessment for any unpaid balances. This was passed by the board in March.

Thank you

Laurie

## HOA Packet - Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: Apr 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Common Fees	84,000.00	84,000.00	0.00	165,900.00	165,900.00	0.00	333,900.00
New Homeowner Fee	2,000.00	1,500.00	500.00	2,000.00	3,000.00	-1,000.00	6,000.00
Late Fee Income	100.00	41.67	58.33	175.00	166.68	8.32	500.00
NSF Fee Income	35.00	0.00	35.00	35.00	0.00	35.00	0.00
Miscellaneous Income	0.00	8.34	-8.34	0.00	33.36	-33.36	100.00
<b>Total Operating Income</b>	<b>86,135.00</b>	<b>85,550.01</b>	<b>584.99</b>	<b>168,110.00</b>	<b>169,100.04</b>	<b>-990.04</b>	<b>340,500.00</b>
<b>Expense</b>							
Insurance	4,383.00	4,579.92	196.92	28,724.49	18,319.68	-10,404.81	54,959.00
Grounds Maintenance Non-Contract	0.00	333.34	333.34	97.20	1,333.36	1,236.16	4,000.00
Taxes: Property, Income	0.00	41.67	41.67	628.16	166.68	-461.48	500.00
Legal & Accounting	0.00	250.00	250.00	615.00	1,000.00	385.00	3,000.00
Maintenance & Repair	159.50	1,500.00	1,340.50	1,387.50	6,000.00	4,612.50	18,000.00
M&R: Roofs	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
M&R: Chimneys	0.00	583.34	583.34	0.00	2,333.36	2,333.36	7,000.00
M&R: Lights	59.50	0.00	-59.50	259.83	0.00	-259.83	0.00
M&R: Clubhouse	25.00	83.34	58.34	25.00	333.36	308.36	1,000.00
Property Management	1,277.08	1,285.50	8.42	5,108.32	5,142.00	33.68	15,426.00
Utilities: Power/Phone/Water	559.37	1,006.67	447.30	1,716.65	4,026.68	2,310.03	12,080.00
Trash Removal	2,449.75	1,623.17	-826.58	5,685.38	6,492.68	807.30	19,478.00
Snow Removal	2,214.28	2,230.92	16.64	8,857.12	8,923.68	66.56	26,771.00
Grounds Maintenance Contract	4,928.57	5,040.84	112.27	19,714.28	20,163.36	449.08	60,490.00
Tree Service	0.00	1,833.34	1,833.34	0.00	7,333.36	7,333.36	22,000.00
Planting & Flowers	0.00	66.67	66.67	0.00	266.68	266.68	800.00
Pool Maintenance	279.00	737.84	458.84	279.00	2,951.36	2,672.36	8,854.00
Pool Repairs	0.00	419.75	419.75	0.00	1,679.00	1,679.00	5,037.00
Pond & Stream Maintenance	377.99	916.67	538.68	377.99	3,666.68	3,288.69	11,000.00



## HOA Packet - Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Clubhouse Expenses	95.38	83.34	-12.04	313.94	333.36	19.42	1,000.00
Miscellaneous Expense	128.20	125.42	-2.78	330.07	501.68	171.61	1,505.00
<b>Total Operating Expense</b>	<b>16,936.62</b>	<b>22,991.74</b>	<b>6,055.12</b>	<b>74,119.93</b>	<b>91,966.96</b>	<b>17,847.03</b>	<b>275,900.00</b>
Total Operating Income	86,135.00	85,550.01	584.99	168,110.00	169,100.04	-990.04	340,500.00
Total Operating Expense	16,936.62	22,991.74	6,055.12	74,119.93	91,966.96	17,847.03	275,900.00
<b>NOI - Net Operating Income</b>	<b>69,198.38</b>	<b>62,558.27</b>	<b>6,640.11</b>	<b>93,990.07</b>	<b>77,133.08</b>	<b>16,856.99</b>	<b>64,600.00</b>
<b>Other Expense</b>							
Roof Replacement Reserve	9,900.14	14,950.00	5,049.86	10,057.30	29,900.00	19,842.70	59,800.00
General Reserve	3,200.00	1,200.00	-2,000.00	3,200.00	2,400.00	-800.00	4,800.00
<b>Total Other Expense</b>	<b>13,100.14</b>	<b>16,150.00</b>	<b>3,049.86</b>	<b>13,257.30</b>	<b>32,300.00</b>	<b>19,042.70</b>	<b>64,600.00</b>
<b>Net Other Income</b>	<b>-13,100.14</b>	<b>-16,150.00</b>	<b>3,049.86</b>	<b>-13,257.30</b>	<b>-32,300.00</b>	<b>19,042.70</b>	<b>-64,600.00</b>
Total Income	86,135.00	85,550.01	584.99	168,110.00	169,100.04	-990.04	340,500.00
Total Expense	30,036.76	39,141.74	9,104.98	87,377.23	124,266.96	36,889.73	340,500.00
<b>Net Income</b>	<b>56,098.24</b>	<b>46,408.27</b>	<b>9,689.97</b>	<b>80,732.77</b>	<b>44,833.08</b>	<b>35,899.69</b>	<b>0.00</b>

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD									
BALANCE SHEET									
AS OF APRIL 30, 2024									
		CD	Maturity	DECEMBER	APRIL				
		Rate	Date	Balance	Balance	Variance to Prior Year			
				2023	2024	Increase/(Decrease)	COMMENTS		
<b>ASSETS</b>									
<b>General Operations</b>									
	Cash - M&T Bank			\$ 44,329	\$ 57,068	\$ 12,739	Bank Stmt & Recon posted on the Portal		
	Petty Cash - Clubhouse			300	300	-			
	Emergency Reserve - Key Bank Savings			23,804	32,418	8,614	TJMF to correct \$1,600 error in May		
	Total Cash for General Operations			\$ 68,433	\$ 89,786	\$ 21,353			
<b>Roof Replacement Reserve Funds</b>									
	Cash - Key Bank Checking			\$ 1,089	\$ 10,890	\$ 9,801	Bank Stmt & Recon posted on the Portal		
	Prepaid Taxes - CPA			\$ -	\$ -				
	Accounts Receivable - Common Fees			2,000	3,725	1,725	Unit #110 - Lien Filed. Judgement in place.		
	Accounts Receivable - Billings						Bal a/o May 14 is \$550.		
	Accounts Receivable - New Homeowners			-	-	-	Unit #305 and #805 changing ownership		
<b>TOTAL ASSETS</b>				<b>\$ 71,522</b>	<b>\$ 104,401</b>	<b>\$ 32,879</b>			
<b>CURRENT LIABILITIES</b>									
<b>General Operations</b>									
	Accounts Payable			\$ 1,182	\$ 888	\$ (294)			
	Loans Payable to Residents			\$ 19,000	\$ -	(19,000)	Roof Replacment Loans Paid in Full		
	Accrued Expenses			\$ 843		(843)			
	Prepaid Fees			48,710	8,125	(40,585)			
	Total			\$ 69,735	\$ 9,013	\$ (60,722)			
<b>EQUITY</b>									
	Roof Replacement Reserve Funds			\$ 1,089	10,890	\$ 9,801			
	Emergency Reserve			23,803	32,417	8,614			
	Retained Earnings			(28,518)	(10,410)	18,108			
	Adjustments to Retained Earnings			5,413		(5,413)			
	P&L Year-To-Date				62,491	62,491			
	Total			\$ 1,787	\$ 95,388	\$ 93,601			
<b>TOTL LIABILITIES &amp; EQUITY</b>				<b>\$ 71,522</b>	<b>\$ 104,401</b>	<b>\$ 32,879</b>			
Accounts Receivable = residents who are behind in payment of common fees					\$ -				
Prepaid Fees = residents who have paid common fees in advance; e.g. paid for the year									

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

APRIL 30, 2024

	ACTUALS FOR April		TOTAL YEAR		COMMENTS
	Month	Year to Date	FORECAST	BUDGET	
	<b>GENERAL OPERATIONS</b>				
<b>REVENUES</b>					
Common Fees	\$ -	\$ 165,900		\$ 333,900	
New Homeowner Fees		2,000		6,000	
Late Charge Income		175		500	
Interest Income - Regular Operations					
Other Income		35		100	
<b>Total Income</b>	<b>\$ -</b>	<b>\$ 168,110</b>	<b>\$ -</b>	<b>\$ 340,500</b>	
<b>CONTRACT SERVICES</b>					
Grounds Maintenance -- Lawn		19,714		\$ 60,490	
Insurance		28,724		54,959	
Property Management Fees		5,108		15,426	
Snow Removal		8,857		26,771	
Trash Removal - TJMG & WMgmt/Syr Haul		5,685	-	19,478	Will change from Waste Mgmt to Syr Haulers May 1.
<b>Total Contract Services</b>	<b>\$ -</b>	<b>\$ 68,088</b>	<b>\$ -</b>	<b>\$ 177,124</b>	
<b>CHIMNEY &amp; ROOF MAINTENANCE</b>					
Roof Repairs & Maintenance		\$ -		\$ 3,000	
Chimney Repairs		\$ -	\$ -	7,000	
<b>Total Roof &amp; Chimney Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	
Lights Purchased, Repairs & Maint.		\$ 260			
Painting & Siding					
Repair/Replace Steps/Sidewalks to Pavers					
Mailbox/paper box replacement					
Clubhouse Repairs and Maint		25			
Maint./Repairs - TJMG Properties		1,387			
Structure & Misc. Maint./Repairs			\$ -	-	
<b>Total Gen. Maint. &amp; Repairs</b>	<b>\$ -</b>	<b>\$ 1,672</b>	<b>\$ -</b>	<b>\$ 18,000</b>	

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

APRIL 30, 2024

	ACTUALS FOR April		TOTAL YEAR		COMMENTS
			FORECAST	BUDGET	
<b>GENERAL OPERATIONS - Continued</b>					
<b>CLUBHOUSE/RECREATIONAL EXPENSES</b>					
Social & Clubhouse Expenses		\$ 314	-	\$ 1,000	
Clubhouse Improvements	-		-	1,000	
Pool Repairs		-	-	5,037	
Pool Maintenance		279	-	8,854	
Water - Pool			-		
Water - Clubhouse, Pool, Irrigation		100	-	5,000	
Electricity		1,054	-	5,000	
Other Utilities - Phone, Internet	-	562	-	1,000	
Total Clubhouse/Recreational Exp.	\$ -	\$ 2,309	\$ -	\$ 26,891	
<b>GROUNDS EXPENSES</b>					
Tree Service & Garden Maint.			\$ -	\$ 22,000	
Planting & Flowers	-		-	800	
Grounds Maint. - HOA		97	-	4,000	
Ponds & Stream Maintenance		378	-	11,000	
Energy Cost for street lighting	-	-	-	1,080	
Total Grounds Expenses	\$ -	\$ 475	\$ -	\$ 38,880	
<b>OTHER EXPENSES</b>					
Legal & Accounting		\$ 615	\$ -	\$ 3,000	
Taxes, etc.		628	-	500	
Miscellaneous		332	\$ -	1,505	
Total Other Expenses	\$ -	\$ 1,575	\$ -	\$ 5,005	
<b>TOTAL OTHER EXPENSES</b>	\$ -	\$ 74,119	\$ -	\$ 275,900	Total of 10 checks written during March
<b>REGULAR OPERATING PROFIT &amp; LOSS</b>	\$ -	\$ 93,991	\$ -	\$ 64,600	
Funds Transferred from Common Fees to Roof Reserve		(29,900)	-	(59,800)	
Funds transferred from Common Fees to General Reserve		(1,600)	-	(4,800)	Start April 1.
Interest Income - Reserves	\$ -	-	-		
<b>Total Funds Transferred</b>	\$ -	\$ (31,500)	\$ -	\$ (64,600)	
<b>NET OPERATIONAL PROFIT &amp; LOSS</b>	\$ -	\$ 62,491	\$ -	\$ -	Monthly/YTD Excess Income over (under) Expenses

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD

PROFIT & LOSS STATEMENT

APRIL 30, 2024

		ACTUALS FOR April		TOTAL YEAR		COMMENTS
				FORECAST	BUDGET	
<b>ROOF REPLACEMENT FUND (CAPITAL ACCOUNT)</b>						
<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE (as of 1/1/2024)</b>			<b>\$ 1,089</b>		<b>\$ 1,136</b>	
	Funds Transferred to Roof Replacement Reserve		29,900		\$ 59,800	
	Additional Funds Transferred from Retained Earnings			\$ -		
	Other Replacement Income -- Loans, Net of Repayments		(20,098)		\$ (20,000)	3 loan repayments, includes interest.
	Expenditures		-	\$ -	\$ (8,000)	Budget:Possibly replace Clubhouse in 2024.
<b>NET ROOF REPLACEMENT GAIN OR (LOSS) TO THE FUND</b>		<b>\$ -</b>	<b>\$ 9,802</b>	<b>\$ -</b>	<b>\$ 31,800</b>	
<b>ROOF REPLACEMENT CAPITAL FUNDS BALANCE</b>			<b>\$ 10,891</b>	<b>\$ -</b>	<b>\$ 32,936</b>	
<b>KEY BANK CASH BALANCE</b>			<b>\$ 10,891</b>		<b>\$ 32,936</b>	
<b>GENERAL RESERVE FUND (CAPITAL ACCOUNT)</b>						
<b>GENERAL RESERVE CAPITAL FUNDS</b>		<b>\$ -</b>	<b>\$ 23,803</b>	<b>\$ -</b>	<b>\$ 23,803</b>	
	Funds Transferred to General Reserve		1,600		\$ 4,800	
	Additional Funds Transferred		5,413	\$ -	\$ 5,413	2022 excess. \$13,000 for ponds and swales. \$9,751 is general
	Other Income		1			2023 excess. \$5,413 for ponds and swales. (Total P&S \$18,413)
	Expenditures			\$ -	\$ -	
<b>NET GENERAL RESERVE GAIN OR (LOSS) TO THE FUND</b>		<b>\$ -</b>	<b>\$ 7,014</b>	<b>\$ -</b>	<b>\$ 10,213</b>	
<b>GENERAL RESERVE CAPITAL FUNDS BALANCE</b>		<b>\$ -</b>	<b>\$ 30,817</b>	<b>\$ -</b>	<b>\$ 34,016</b>	
<b>KEY BANK CASH BALANCE</b>		<b>\$ -</b>	<b>\$ 32,417</b>			\$1,600 error to be corrected by TJMG in May

## Balance Sheet

**Properties:** Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

**As of:** 04/30/2024

**Accounting Basis:** Accrual

**GL Account Map:** Kimry Moor GL Map

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
M&T Bank Checking Account x0201	57,068.13
Key Bank Checking Account x2531 (Roof)	10,890.46
Key Bank Savings Account x8386 (General)	32,417.74
Petty Cash - Clubhouse	300.00
<b>Total Cash</b>	<b>100,676.33</b>
Accounts Receivable	3,725.00
<b>TOTAL ASSETS</b>	<b>104,401.33</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	8,125.06
Accounts Payable	887.72
<b>Total Liabilities</b>	<b>9,012.78</b>
<b>Capital</b>	
General Reserve Fund	32,417.74
Roof Replacement Fund	10,890.46
Retained Earnings	-28,652.42
Calculated Retained Earnings	80,732.77
<b>Total Capital</b>	<b>95,388.55</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>104,401.33</b>

# Kimry Moor

Homeowners Association

101 Kimry Moor

Fayetteville, NY 13066

DRAFT3

Date: May 8, 2024

To: Grievance Committee and Jill Brooks

Subject: Kimry Moor Board of Directors Response to the Grievance Report

At the executive board meeting on April 30, 2024, after much discussion, the board puts forth the following:

Although there were concerns about some of the language put forth in the report, we will acquiesce to the grievance committee's final recommendation to allow Jill Brooks to volunteer to join the pool committee for the 2024 season.

Respectfully submitted by

Barbara Arnold

Board Secretary

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Homeowners Association

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Barbara Arnold

Board Secretary



### **Clubhouse Report – May 2024**

All is well at the clubhouse. It was requested that a bulletin board be placed in the clubhouse to display recommended contractors, lost items, community messages. Although there already was one, I will be relocating it to make it more visible. Many thanks!

We are looking for more party themes for the upcoming months. Please share any ideas you might have. Getting the community together is always lots of fun.

### **Secretary's Report – May 2024**

After much discussion and several drafts, the Board response was approved 7-2 and given to the grievance committee. (see Attached)

Submitted By:

Barbara Arnold

## Roof & Chimney Committee Report May 22, 2024 Board Meeting

- 1.) Attached are the notes pertaining to the May 2<sup>nd</sup> 2024 Special Meeting for unit owners. The RCC is revising its projections and will make a recommendation at the June 2024 Board Meeting.
- 2.) Clubhouse roof replacement is in the process of being scheduled. The price quoted in 2023 is being honored. Extra costs would be for installed plywood sheets beyond the 2 sheets included in the price, if needed.
- 3.) Clubhouse chimney repairs to be limited to patching masonry gouges on the front facade and pointing of the chimney stack as needed. Water diverter for the chimney will be installed as part of the roof replacement at no extra cost.
- 4.) The May 7<sup>th</sup> walkthrough (courtesy Keith Jones TJMG) has allowed us to identify chimneys that will need further close up inspections and repairs.

Kimry Moor HOA

Notes from Community Open Forum – Roofing Reserve Proposals

May 2, 2024

The meeting was called to order at 7:05 (due to tech problem). The meeting was on ZOOM as well as Face to Face at the clubhouse. The purpose of the meeting was to get feedback from community members on the proposals put forth to build a roof reserve for the next round of building roof projects. Approximately 35 people attended either in person or on Zoom.

Board Members in Attendance: Pat Curtin, Laurie Kushner, Barbara Dubnoff, Barb Arnold, Joanie Yanno, Richard Greene. Keith Jones from TJMG.

The Roof and Chimney Committee members are as follows: Jay Bayanker, John Cooper, Claude Pilon, Barbara Dubnoff and Pat Curtin.

Comments were taken one at a time.

1. Barbara Dubnoff-unit 505

The committee was tasked with coming up with a financially sound decision about how to fund the next round of roof replacements. There needs to be a reserve set up so the money is available to fund all roofing projects in the future.

2. Jay Bayanker- unit 505

First, he thanked Claude Pilon for setting up all the spreadsheets for all the proposals the committee distributed. Looking forward, the future cost for the roofing will amount to 1.9 million dollars. We currently will fall short having only reserved 1.6 million dollars. (shortfall \$245,000)

Idea #1 is to assess each homeowner \$1600,00 to be placed in the roof reserve. This money would only be for roofing and with principal and interest will cover the future costs.

Idea #2 is to raise the HOA quarterly fee \$5.00 a quarter totaling \$20.00 for the year. This process would take place every other year until 2047 when roofing project round #3 is complete. It amounts to a \$1.67 monthly raise for the reserve.

Idea #3 is a possible 13% share of the cost of the new roof placed on the homeowner at the time of roofing the home.

3. Linda Shapess- unit 704

In 2001 there was an escrow account. Will the new money be added to this same account?

Answer...\$14,950.00 currently go into the escrow account, \$60,000.00/year. Approximately 16 roofs in the years 2010-2014 did not last as long as predicted causing a large group to be done at the same time, money was borrowed from community members to cover the shortfall. All loans have been paid back.

#### 4. Ray Forest-unit 604

Having been on the committee he knows the cycle that had been set up to roof all homes within the budget. Nancy Moore and his wife were on his committee. The cycle called for roofs to be done in clusters to stay in budget. Currently the roofs are done in too big a group. The next round should Run from 2025-2050. There are 11 two home buildings, 6 three home buildings and 11 four home buildings. Just group the cost by mixing the different buildings to stay in budget. There are 84 units to have new roofs. Conservatively add 30% for cost increases.

#### 5. Ray Colton- unit 401

Extra costs are always unexpected, plywood, extensions, etc. Why not add \$25.00/quarter making \$100/ year increase and not make it so complicated with every other year etc. \$1,600 up front is unfair to the current Homeowners.

#### 6. Laurie Kushner- unit 908

\$5.00/ quarter, every other year is very doable for the current residents. Another suggestion is to increase the new resident buy-in cost.

#### 7. Jill Brooks-unit 608

The possible 15%/85% split was a good idea for HOA. Take some of the burden off the HOA by giving the homeowner the split. Also, the increase for the new resident buy-in was a good way to subsidize the reserve. Take away the garage door maintenance and other expenses from the HOA so they are not in need of as much capital.

#### 8. Toni Pastilock - unit 206

She stated she did not like the option with the \$1600.00 assessment nor the raised buy-in price. Very much in favor of the \$5.00/quarter raise in HOA fees idea.

#### 9. Joyce Millian-unit 715

Questioned if the homeowner will get to vote.

Answer: 2/3 vote needed if option of \$1600.00 assessment or the HOA /Homeowner split were chosen. No vote if the \$5.00 HOA fee is raised; that is Board decision.

#### 9. Debbie Collis- unit 711

Questioned if there was any dollar amount raise in HOA fees that would need a community vote.

Answer: No not is HOA fees

#### 10. Judy Granatstein- unit 106

16 units will need roofs in 2030-33. HOA will have that money in reserve as we have now. The deficit will not occur at that time. Based on this fact why not address the problem closer to

when there is a problem. Why start taking money now when we have money to cover the roofing costs? (Until 2033) HOA fees will invariably go up between now and then.

11. Ralph Collis- 711

His roof was paid for by the people before him. There was no big assessment. He agreed with Ray Colton for the \$25.00/quarter and no years skipped.

12. Richard Greene- unit 102

In Florida, insurance companies have started dictating the re-roofing schedule. If you don't have the reserve built up to cover the roofs the insurance company can refuse coverage. Assessments can be as much as \$18,000.00 to satisfy the insurance co. We must look to cover ourselves if New York State follows suit.

12. Ray Forest-unit 604

Don't Start now. Get an easy planned budget and just stick to it. Don't cut other projects.

13. Gloria Colton- unit 401

Just set up a system that is less complicated. No every other year.

14. Pat Curtin- unit 907

We, the HOA, needed to go faster at the end of the last cycle as the roofs did not last as long as expected. We as the HOA must protect the Assets (interior and exterior).

15. Linda Shapess-unit 704

There are many responsibilities of the HOA. Will there be money to cover those expenses, are there reserves for other major costs?

Answer: Not much in the budget for the other large expenses.

16. Paula Haynor - unit 203

Just stop with all these reserves. Not needed.

17. Sue Muller-unit 803

Please, not the \$1600.00 plan nor the large buy-in for new residents. It will put people off moving into the community.

18. Brian Walton -unit 116

Let's give a big Thank you to the committee for all the hard work they have put into this project. (round of applause was given)

Meeting adjourned

Respectfully submitted,

Barbara Arnold, Kimry Moor Board Secretary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>KIMRY MOOR HOMEOWNERS ASSOCIATION</b>															
2	<b>ROOF REPLACEMENT SCHEDULE - 20 YEARS FOR CLUSTERS 9A,8C, 1A &amp; 1B, AND 25 YEARS FOR ALL OTHER CULSTERS</b>															
3	<b>Assumes 3% inflation annually and 3% income from investments annually</b>															
4	<b>As of MAY 19, 2024</b>															
5			Year Last	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
6			Replaced													
7	<b>Costs for</b>															
8	2 units			\$ 30,400	\$ 31,312	\$ 32,251	\$ 33,219	\$ 34,215	\$ 35,242	\$ 36,299	\$ 37,388	\$ 38,510	\$ 39,665	\$ 40,855	\$ 42,081	\$ 43,343
9	3 units			\$ 41,000	\$ 42,230	\$ 43,497	\$ 44,802	\$ 46,146	\$ 47,530	\$ 48,956	\$ 50,425	\$ 51,938	\$ 53,496	\$ 55,101	\$ 56,754	\$ 58,456
10	4 units			\$ 50,350	\$ 51,861	\$ 53,416	\$ 55,019	\$ 56,669	\$ 58,369	\$ 60,121	\$ 61,924	\$ 63,782	\$ 65,695	\$ 67,666	\$ 69,696	\$ 71,787
11																
25	Cost at															
26	2 units	2A	2014													
27		6B	2016													
28		7C	2017													
29		7B	2018													
30		7D	2018													
31		5B	2019													
32	Total	5D1	2019													
33	Units	5D2	2019													
34	26	5C	2020													
35		8A	2020													
36		4B	2021													
37		4C	2021													
38		6A	2022													
39																
40	3 units	2B	2015													
41		3B	2018													
42	Total	5A	2018													
43	Units	6D	2018													
44	18	3A	2021													
45		6C	2022													
46																
47	4 units	9A	2010							\$ 60,121						
48		8C	2011								\$ 61,924					
49		1A	2012									\$ 63,782				
50	Total	1B	2013										\$ 65,695			
51	Units	9B	2017													
52	40	5E	2019													
53		8B	2019													
54		8D	2020													
55		4A	2021													
56		7A	2022													
57	Cost			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,121	\$ 61,924	\$ 63,782	\$ 65,695	\$ -	\$ -	\$ -
58	Cumulative Costs										\$ 122,045	\$ 185,827	\$ 251,522	\$ 251,522	\$ 251,522	\$ 251,522

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
59																
60	<b>KIMRY MOOR HOMEOWNERS ASSOCIATION</b>															
61	<b>ROOF REPLACEMENT SCHEDULE - 20 YEARS FOR CLUSTERS 9A,8C, 1A &amp; 1B, AND 25 YEARS FOR ALL OTHER CULSTERS</b>															
62	<b>Assumes 3% inflation annually and 3% income from investments annually</b>															
63	<b>As of MAY 19, 2024</b>															
64				<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
65																
66	<b>INCOME</b>															
67	Common Fees			\$ 30,000	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800
68	<b>Cumulative</b>				\$ 89,800	\$ 149,600	\$ 209,400	\$ 269,200	\$ 329,000	\$ 388,800	\$ 448,600	\$ 508,400	\$ 568,200	\$ 628,000	\$ 687,800	\$ 747,600
69	<b>BALANCE</b>			<b>\$ 30,000</b>	<b>\$ 89,000</b>	<b>\$ 148,000</b>	<b>\$ 207,000</b>	<b>\$ 266,000</b>	<b>\$ 325,000</b>	<b>\$ 328,679</b>	<b>\$ 326,555</b>	<b>\$ 322,573</b>	<b>\$ 316,678</b>	<b>\$ 376,478</b>	<b>\$ 436,278</b>	<b>\$ 496,078</b>
70	Interest Income 3%				\$ 1,797	\$ 3,621	\$ 5,499	\$ 7,434	\$ 9,427	\$ 10,573	\$ 10,947	\$ 11,156	\$ 11,314	\$ 13,447	\$ 15,644	\$ 17,908
71	<b>Cumulative Interest</b>				\$ 1,785	\$ 5,406	\$ 10,905	\$ 18,339	\$ 27,766	\$ 38,339	\$ 49,286	\$ 60,442	\$ 71,756	\$ 85,203	\$ 100,847	\$ 118,755
72	<b>BALANCE WITH INTEREST</b>			<b>\$ 30,000</b>	<b>\$ 90,785</b>	<b>\$ 153,406</b>	<b>\$ 217,905</b>	<b>\$ 284,339</b>	<b>\$ 352,766</b>	<b>\$ 367,018</b>	<b>\$ 375,841</b>	<b>\$ 383,015</b>	<b>\$ 388,434</b>	<b>\$ 461,681</b>	<b>\$ 537,125</b>	<b>\$ 614,833</b>
73																
74																
75																
76	<b>INCREASE ROOF REPLACEMENT FEE BY \$100</b>															
77																
78	<b>\$100 increase in January 2025</b>				\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
79																
80	<b>\$25 pere quarter</b>				\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400
81																
82	<b>Cumulative Amount</b>					\$ 16,800	\$ 25,200	\$ 33,600	\$ 42,000	\$ 50,400	\$ 58,800	\$ 67,200	\$ 75,600	\$ 84,000	\$ 92,400	\$ 100,800
83	Interest Income 3%				\$ 126	\$ 382	\$ 645	\$ 917	\$ 1,196	\$ 1,484	\$ 1,780	\$ 2,086	\$ 2,400	\$ 2,724	\$ 3,058	\$ 3,402
84	<b>Cumulative Interest Amount</b>					\$ 508	\$ 1,153	\$ 2,070	\$ 3,266	\$ 4,750	\$ 6,530	\$ 8,616	\$ 11,017	\$ 13,741	\$ 16,799	\$ 20,201
85																
86	<b>TOTAL ADDED FEE &amp; INTEREST</b>			<b>\$ 8,526</b>	<b>\$ 17,308</b>	<b>\$ 26,353</b>	<b>\$ 35,670</b>	<b>\$ 45,266</b>	<b>\$ 55,150</b>	<b>\$ 65,330</b>	<b>\$ 75,816</b>	<b>\$ 86,617</b>	<b>\$ 97,741</b>	<b>\$ 109,199</b>	<b>\$ 121,001</b>	
87																
88	Note: unit cost in 2024 provide by Custom Quality															

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD
1	<b>KIMRY MOOR HOMEOWNERS ASSOCIATION</b>													
2	<b>ROOF REPLACEMENT SCHEDULE - 20 YEARS FOR CLUSTERS 9A,8C, 1A &amp; 1B, AND 25 YEARS FOR ALL OTHER CULSTERS</b>													
3	<b>Assumes 3% inflation annually and 3% income from investments annually</b>													
4	<b>As of MAY 19, 2024</b>													
5			Year Last	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
6			Replaced											
7	<b>Costs for</b>													
8	2 units			\$ 44,643	\$ 45,983	\$ 47,362	\$ 48,783	\$ 50,246	\$ 51,754	\$ 53,306	\$ 54,906	\$ 56,553	\$ 58,249	\$ 59,997
9	3 units			\$ 60,210	\$ 62,016	\$ 63,876	\$ 65,793	\$ 67,767	\$ 69,800	\$ 71,894	\$ 74,050	\$ 76,272	\$ 78,560	\$ 80,917
10	4 units			\$ 73,941	\$ 76,159	\$ 78,444	\$ 80,797	\$ 83,221	\$ 85,717	\$ 88,289	\$ 90,938	\$ 93,666	\$ 96,476	\$ 99,370
11														
25	Cost at													
26	2 units	2A	2014			\$ 47,362								
27		6B	2016					\$ 50,246						
28		7C	2017						\$ 51,754					
29		7B	2018							\$ 53,306				
30		7D	2018							\$ 53,306				
31		5B	2019								\$ 54,906			
32	Total	5D1	2019								\$ 54,906			
33	Units	5D2	2019								\$ 54,906			
34	26	5C	2020									\$ 56,553		
35		8A	2020									\$ 56,553		
36		4B	2021										\$ 58,249	
37		4C	2021										\$ 58,249	
38		6A	2022											\$ 59,997
39														
40	3 units	2B	2015				\$ 65,793							
41		3B	2018							\$ 71,894				
42	Total	5A	2018							\$ 71,894				
43	Units	6D	2018							\$ 71,894				
44	18	3A	2021										\$ 78,560	
45		6C	2022											\$ 80,917
46														
47	4 units	9A	2010											
48		8C	2011											
49		1A	2012											
50	Total	1B	2013											
51	Units	9B	2017						\$ 85,717					
52	40	5E	2019								\$ 90,938			
53		8B	2019								\$ 90,938			
54		8D	2020									\$ 93,666		
55		4A	2021										\$ 96,476	
56		7A	2022											\$ 99,370
57	<b>Cost</b>			\$ -	\$ -	\$ 47,362	\$ 65,793	\$ 50,246	\$ 137,471	\$ 322,293	\$ 346,593	\$ 206,771	\$ 291,534	\$ 240,284
58	<b>Cumulative Costs</b>			\$ 251,522	\$ 251,522	\$ 298,884	\$ 364,677	\$ 414,923	\$ 552,394	\$ 874,688	\$ 1,221,281	\$ 1,428,052	\$ 1,719,587	\$ 1,959,870



	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD
59														
60	<b>KIMRY MOOR HOMEOWNERS ASSOCIATION</b>													
61	<b>ROOF REPLACEMENT SCHEDULE - 20 YEARS FOR CLUSTERS 9A,8C, 1A &amp; 1B, AND 25 YEARS FOR ALL OTHER CULSTERS</b>													
62	<b>Assumes 3% inflation annually and 3% income from investments annually</b>													
63	<b>As of MAY 19, 2024</b>													
64				2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
65														
66	<b>INCOME</b>													
67	Common Fees			\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800	\$ 59,800
68	<b>Cumulative</b>			\$ 807,400	\$ 867,200	\$ 927,000	\$ 986,800	\$ 1,046,600	\$ 1,106,400	\$ 1,166,200	\$ 1,226,000	\$ 1,285,800	\$ 1,345,600	\$ 1,405,400
69	<b>BALANCE</b>			\$ 555,878	\$ 615,678	\$ 628,116	\$ 622,123	\$ 631,677	\$ 554,006	\$ 291,512	\$ 4,719	\$ (142,252)	\$ (373,987)	\$ (554,470)
70	Interest Income 3%			\$ 20,239	\$ 22,640	\$ 23,692	\$ 24,223	\$ 25,237	\$ 23,664	\$ 16,499	\$ 8,390	\$ 4,233	\$ 1,500	\$ -
71	<b>Cumulative Interest</b>			\$ 138,994	\$ 161,634	\$ 185,326	\$ 209,550	\$ 234,787	\$ 258,450	\$ 274,949	\$ 283,339	\$ 287,572	\$ 289,072	\$ 289,072
72	<b>BALANCE WITH INTEREST</b>			\$ 694,872	\$ 777,312	\$ 813,442	\$ 831,673	\$ 866,463	\$ 812,456	\$ 566,461	\$ 288,058	\$ 145,320	\$ (84,915)	\$ (265,398)
73														
74														
75														
76	<b>INCREASE ROOF REPLACEMENT FEE BY \$100</b>													
77														
78	<b>\$100 increae in January 2025</b>			\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
79														
80	<b>\$25 per quarter</b>			\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400
81														
82	<b>Cumulative Amount</b>			\$ 109,200	\$ 117,600	\$ 126,000	\$ 134,400	\$ 142,800	\$ 151,200	\$ 159,600	\$ 168,000	\$ 176,400	\$ 184,800	\$ 193,200
83	Interest Income 3%			\$ 3,756	\$ 4,121	\$ 4,496	\$ 4,883	\$ 5,282	\$ 5,692	\$ 6,115	\$ 6,550	\$ 6,999	\$ 7,461	\$ 7,937
84	<b>Cumulative Interest Amount</b>			\$ 23,957	\$ 28,078	\$ 32,574	\$ 37,458	\$ 42,739	\$ 48,431	\$ 54,546	\$ 61,097	\$ 68,096	\$ 75,557	\$ 83,493
85														
86	<b>TOTAL ADDED FEE &amp; INTEREST</b>			\$ 133,157	\$ 145,678	\$ 158,574	\$ 171,858	\$ 185,539	\$ 199,631	\$ 214,146	\$ 229,097	\$ 244,496	\$ 260,357	\$ 276,693
87														
88														

## **Pool Committee Report – May 2024**

On May 2nd, Stiles removed and replaced the sand in the 2-Triton II, TR-100 sand filters.

Afterwards I met with William Ferrance, owner of Stiles Pools; and he suggested that we considered removing the Hayward HCC 2000 pH/ORP controller. He believed that the Rola-Chem pH & ORP pumps could maintain the chemical levels by themselves.

Not knowing whether or not this was feasible, I met with Rob Furey, Onondaga County Health Department's engineer who oversees the equipment at our pool. Mr. Furey confirmed that the Hayward HCC 2000 pH/ORP chemical controller at our pool is not required. Subsequently, Mr. Furey approved a permit to remove the Hayward HCC 2000 pH/ORP chemical controller.

Although I still believe that we have to replace the Rola-Chem ORP pump, I suggest that we wait until the Hayward HCC 2000 pH/ORP controller is removed. At that point we can determine if the current Rola-Chem ORP pump is working or not working properly.

Greg Cohen has begun to construct the new chemical berm in the basement of the Clubhouse. At this time all of the "prep work" has been done.

Greg has power washed the pool floor and walls, cleaning and placing furniture on the pool deck, and installing all signage and the shower fixture. The Board approved by electronic vote \$1,000 for Greg Cohen's work.

Stiles Pools will be opening the pool on Wednesday, May 22nd. It is expected that the pool will open to Residents and their guests on Memorial Day weekend subject that all equipment is properly working.

I am asking the Board how a member of the Pool Committee should respond to a Homeowner/Resident or their guest(s) who does not comply with the Pool Rules.

I believe that it is unfair to ask a member of the Pool Committee to regulate the conduct of Members and their guests at the pool as stated in the By Laws (Article XI, Section 6, A).

The Board should decide on procedure for handling violations of Pool Rules that the Board has "adopted and published" according to the ByLaws (Article VIII, Section 1, A & Article XI, Section 6, B).

Richard J. Greene, Chair

Pool Committee

## **Legal/Contracts Report – May 2024**

The legal/Contract committee had two projects this past month:

- 1) The contract with Waste Management was cancelled and a new contract was entered into with Syracuse Haulers. This will save us a considerable amount on our waste removal costs. The changeover went fairly smoothly with only a minor delay caused by Waste Management.
- 2) The Board finalized the suggested changes to the Covenants. They have been sent out to the community with a proxy for a vote on each of the changes. This includes the changes passed in 2016, which were never filed with the County. Once this is completed, we will file the Covenants with all the approved changes with the County and provide copies to all the owners. The vote will be finalized at the June meeting of the HOA.

Respectfully submitted,

Joe Greenman

## Maintenance Committee Report May 2024

The annual spring walk-around of our property was completed May 7<sup>th</sup>. We discovered numerous items both homeowner and HOA responsible. TJMG will notify homeowners directly for appropriate actions required. The maintenance committee will review HOA items and endeavor to complete as much as possible within the budget and weather conditions.

1. Power Washing will resume.  
Units 509, 603, 605, 702, & 711 will have priority, others will follow as weather permits.
2. Painting of mailboxes will begin now that weather has improved.
3. Walkways, the following were requested last year, however due to budget restrictions were delayed. Trevor Morris has agreed to hold last years cost for us.  
Unit 519.....\$550, Unit 203.....\$850, Unit 711.....\$225, Unit 905.....\$325  
\*\*\*\*\* Total cost = \$1950 \*\*\*\*\* **Requires Board Approval**
4. Unit 803 has a crack and bulging driveway.  
Maintenance committee will work with Tree and Garden committee to determine cost to cut the root and repair driveway. Hopefully ready to present next month.

Respectfully submitted  
Ed Dera, Joe Greenman  
Co-Chairs Maintenance Committee

## **Grounds/Swale Committee Report – May 2024**

The Muck Away was put in the pond by Pond and Swale committee members on 5/20/24. The Muck Away will be added to the pond monthly and will be monitored by the committee for its effectiveness

I participated in the Spring Walk Around earlier this month with Keith and members of other Kimry Moor Committee chairs and we came up with a list of areas needing attention around Kimry Moor

Areas that need to be seeded. Salt City (they did the seeding last year) will be sending my committee a quote at the end of May

Stream and Swale clean up. Josh Southwick Landscaping will be meeting me on 5/21/24 to assess the cleanup/out and give the committee an estimate. He will also provide an estimate for putting stones around the pond.

Trimming of underbrush behind some units (TJMG will be providing estimates)

My committee is exploring the cost of purchasing two or three benches to replace the aging ones we currently have on site.

The committee is working with Tree committee to remove trees around the pond to help with cleanup and esthetics

Submitted By:

Linda Crawford