

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – December 22, 2021

Meeting commenced at 1:30 pm

Motions:

- To approve opening a new bank account at Tompkins Mahopac Bank – the motion was approved
- To discontinue any food or drink, other than water, at all Society Facilities until further notice – the motion was approved
- To approve Rules and Regulations for Meadowlark Park – the motion was approved
- To approve 401K Amendment – the motion was approved
- To approve allowing Northern Construction to purchase fuel at Maintenance Yard – the motion was approved

Dom Rubino, President, opened the meeting by asking for a moment of silence in honor of Richard Benedict, a former member and past President of the Society Board of Directors.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Frances Cicogna, Bob Ettinger, Bill Harden, Ann Harper, Dorinda Haskel-Palladino, Jack Mattes, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Alan Tepper. Mark Packer was absent. John Milligan and Dave Jacobsen were also in attendance.

Dom Rubino greeted everyone watching on Channel 21, and advised that residents' emails, most of which pertain to Activities Reopening, would be answered during the meeting by Gloria Anderson.

Deica Ruiz made a motion to approve the Minutes of the November 17, 2021 Regular Board Meeting. Motion was unanimously approved.

Financial Report – Bill Harden, Treasurer: November income was \$457,686, and expenses were \$394,308. December invoices have exceeded \$300K, reducing our annual surplus significantly.

Bill Harden made a motion that we open an account at Tompkins Mahopac Bank. The motion was seconded and passed unanimously.

Activities Reopening Status – Gloria Anderson, Chair:

- The policy now in effect is that masks must be worn at all times when inside all Society facilities, and food or drink is prohibited other than to lower your mask to sip water. An email blast was sent to residents earlier in the month advising of these restrictions. Some residents have asked why the additional restrictions have been put in place. While we follow NYS guidelines, HH Society facilities are private and we can take more restrictive measures as long as the restrictions are appropriate, are not discriminatory and are made in good faith. Society has decided not to check for vaccination status, but rather to follow a mask mandate at all times. The most effective mask is a KN95 or an N95, found at your local pharmacy or online.
- Gloria Anderson proposed a motion to formally approve the mask mandate and to prohibit food or drink, other than for sips of water, at all Society facilities. The motion was unanimously approved.

- John Milligan mentioned that all Society facilities are kept as safe as possible, with air purification systems and enhanced cleaning and sanitation protocols.

By-Laws – Gloria Anderson: The Bylaws have been voted upon and were formally approved by unit owners at a meeting on October 27, 2021. The Bylaws have now been updated and the original is on file in our Society Office as required. Copies have been distributed to each of the 30 Condo Presidents and have been posted online on the HH Society website: hhsociety.org.

Activities – Dorinda Haskel-Palladino: There are no requests that require approval at this time.

Communications/Website Committee – Annette Bensen: Changes and repairs are still in progress on the website's events calendar and reservations system. The library pages are still in need of repair. Currently seeking support from a new software company.

Annette Bensen read the Newsletter Committee report, as submitted by Susan Statkowski Rivalsi, Chair; highlights include:

- The December Newsletter contains Coming Events hosted by our Community Theater, Continuing Education, and Independent and Foreign Film groups, as well as information about the Toys For Tots program and Somers Volunteer Fire Department Candy Cane Run bringing Santa Clause to Heritage Hills in one of its fire trucks.
- Information about the new plantings at our main entrance meridian – what was planted and why; and a summary of what took place at Meadowlark Park during this past year, with an updated full-page map.
- In the Centerfold you'll find all you need to know about Heritage Hills Organizations.
- The Family Focus section has a summary of Halloween goings on a few weeks ago, and the Features section contains information about the grand opening of the outdoor Pickleball courts, this year's October Art Show, one of the developers of Heritage Hills, two Woodcraft Club matters, and even a piece about the dogs of Heritage Hills.
- Finally, we welcome Phyllis Bradbury to the Newsletter Staff.

Electric Car Stations Ad Hoc Committee – Gene Archer: Our committee has met with a subcontractor of Livingston Electric and presented two potential spots for installation of the charging stations; both were considered acceptable. It appears that the original quote of \$482 has been accepted, and we are now waiting for a final presentation from Livingston. The Committee will make a recommendation to the Board following this final presentation.

Fitness Center – Annette Bensen, Chair: Fitness Center activity has slowed down in the past few weeks. Mask protocol and all other guidelines are being followed, and we ask you continue to do so. Also, make sure to bring an extra pair of sneakers to change into to avoid tracking salt into the Fitness Center.

Meadowlark Park – Patricia Ploss, Chair: The Committee has recommended rules and regulations for Meadowlark Park, among these:

- Park is open from dawn until dusk for residents and their guests
- Children must be accompanied and supervised by an adult
- Dogs must be on a leash, and you must pick up after your dog
- What you bring in, you must take out
- Not allowed: camping, dumping, littering, open fires, swimming, boating or ice skating on the ponds, ATVs, motorcycles, go carts, drones, or radio-controlled vehicles.

Patricia Ploss made a motion to adopt these Rules and Regulations, to have them posted on the website and included in the Newsletter. The motion was seconded and unanimously approved.

The Committee has recommended names for the three trails: Warren Trail (along Warren Street); The Heritage Trail (along HH Drive); Challenge Trail (the most difficult trail, it is west of Meadow Pond)

- Bird walks are an idea for the future
- Park Place will soon receive new furniture

Insurance Committee – Patricia Ploss: The Employee 401K plan requires a mandatory amendment. In 2018 Congress passed the Bi-Partisan Budget Act which changed the hardship distribution rules. The IRS has come out with final regulations, and adoption of this amendment will bring us into conformity with those regulations. Patricia Ploss made a motion to adopt this amendment. Motion passed unanimously.

Landscape – Patricia Ploss, Chair: We are dormant like the plants. We will be meeting in early February to discuss spring flowers.

Community Affairs Committee – Jack Mattes, Chair:

- Toys for Tots was very successful. A significant number of checks were donated as well. Thank you to every resident who participated. Next year we will start program earlier.
- Emergency Preparedness: The shelter is ready and operable if needed but there have been no emergencies. Volunteers to help are always welcome.

Somers Town Update – Bruce Prince: The addition of a mini golf course, cigar bar and simulators to the 18-hole golf course is still in discussion and will be addressed at the next Planning Board meeting, on the second Wednesday of January. No public hearing is scheduled at this time.

Dom Rubino, President: Many Board members and residents are in strong opposition to the idea of a mini golf course in HH. Members of Society are currently working with members of the Council of Condos, letters have been written and legal counsel has been retained, in an effort to try and stop this plan from going forward. We believe this is not the right activity for the center of our community. Some major concerns are the long hours of operation, the noise and lighting, the high volume of non-resident traffic, heavy duty trucks using our private roads consistently over a six month period at least, and the probability of property values decreasing to name a few. Some residents have been in favor of the plan until they were made aware of the concerns expressed by the Council of Condos and the Condo Boards. HH is a large voting bloc in Somers, we comprise about 22% of the population and 40% of the vote; Town officials have received a large number of letters in opposition to this project. A Planning Board member suggested the mini golf course and the simulator/cigar bar be two separate proposals.

Library – Bruce Prince, Chair: The Committee agreed to rearrange the layout of certain book shelves in the Library over the next few weeks. In addition, a number of books will be relocated to Park Place at Meadowlark Park.

Health & Safety – Flo Brodley, Chair (read by Deica Ruiz): The Health & Safety Committee has been in operation for more than three decades, but these past two years have been the most difficult. We continue to keep our residents informed by offering webinars and other material from authoritative sources. We could not have done the work without the support from Society and help from maintenance staff, our thanks to all of them. A special thanks to Andrew Kaplan, whose warmth and assistance has made our job easier. We will

be working throughout the winter as usual to plan our offerings for 2022. A new monthly counseling program begins in February, hosted by resident Jay Lew, a geriatric care manager who will assist residents on a one-on-one basis on a variety of health topics, check your newsletter. Ms. Lew's program one-on-one Medicare counseling assisted 30 residents during the Medicare open enrollment period. A warm thanks to her.

Programs are in the works for speakers from various health fields such as nutritionists, skin care, and podiatry as well as a wellness fair later in the year. Our warm thanks to Committee members Ellie Eidam, who conducts blood pressure screenings each month, and to Alicia Brescia for her assistance during those screenings. Thank you to Linda Ludwig for facilitating the Spousal Bereavement Group and the Dementia Caretaker Support groups throughout the year, and to those many volunteers who work with us on programs and clinics. The 2021 roster of H&S is comprised of nurses, social workers, health educators, a lawyer and a security officer who are always ready and willing to help this community with the benefit of their time and expertise. It's a pleasure to work with all of them. This is my thank you Alicia Brescia, Ellie Eidam, Peggy DeGasperis, Barbara George, Rosemary Glassman, Leslie Guttman, Carol Ince, Mona Moriber, Eileen Plastino, Colleen Westbrook and Dave Jacobsen.

Security – Dave Jacobsen, Prosecur Supervisor: In December the Security stats were: 70 medical calls, 32 security calls, 10 fire calls which consist of fire alarms and CO2 alarms, over 72 service calls which are comprised of 50 lift assists, 5 lock outs, 7 welfare checks, 3 car accidents and 10 parking violations, for a total of 205 calls for the month and 2,793 calls year to date. There are 15 known Covid cases in HH; it is rapidly moving throughout the community. We recommend you check on neighbors who live alone.

Operations Report – John Milligan, Property Manager:

- New Generator: installation of the four new 1,000 gallon propane tanks will be done the last week of December, weather permitting. The tanks will be installed on a grassy lawn area outside the Wood Shop. Delivery of the generator is expected to be sometime in the Spring.
- Drainage Projects: Sections of pipes have been replaced in Condos 12 and 19.
- Speed humps/bumps: different locations require different heights of speed humps, all intended to slow cars down
- Storm water basins: We have 15 storm water basins, all of which are located on the West Hill. We have started doing maintenance on two storm water basins in Condo 14 and two in C27, both are older basins and debris will be cleaned out. A large basin along Warren Street will be worked on next week, weather permitting; further maintenance work will continue in the spring
- Meadowlark Park: Driveways and the parking lot will require plowing when snow arrives but no plans to treat the walking paths over the winter. Alan Tepper has created a trail map and hopes to have it installed on stands soon. Please dress accordingly if you plan to walk the trails.
- NYSEG has finished work on the East Hill. Next year work on the West Hill will be done in Condos 11, 13, 15, 16 and 17.
- Society is responsible for 400 Street lights. Very few of the fixtures have failed but some have required maintenance of the wiring in the ground which can be problematic. Recently three lights in Condo 18 had to be retrenched and replaced at a cost of close to \$10K.
- Our maintenance staff is doing a great job at keeping our buildings clean and safe.
- Northern Construction, who rents space at the Maintenance Yard, has asked to purchase fuel from us at cost. We currently allow Westchester Properties to fuel their vehicles with diesel and gas at cost. Bill Harden made a motion to allow Northern Construction to purchase fuel at the Maintenance Yard. The motion was unanimously approved.

On behalf of the Society Board, Dom Rubino said goodbye and thank you to Board member Bob Ettinger and his wife Gail who are leaving HH and moving south. Bob has been an asset to the Board, wonderful to work with, giving his time and talent to the Board and the Community. We wish Bob and Gail good health and good luck. Dom also wished everyone happy and safe holidays.

There being no further business a motion was made to adjourn the meeting at 2:30 pm. Motion was approved. The next Board meeting is on February 23rd at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD