

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – June 23, 2022

Meeting commenced at 1:30 pm

Motions:

- To approve holding the election of Officers immediately following the June 23, 2022 Annual Meeting – motion passed.
- To approve the revised Signature Authorization Policy effective June 23, 2022 – motion passed.
- To approve updating Society Rules and Regulations with the addition of Junior ID Cards provided to residents ages 12-15 to allow them use of the pools and the Fitness Center unaccompanied; the Junior ID card will not allow guests – motion passed.

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

Dom Rubino, President, greeted everyone in attendance and those watching on Channel 21. We are preparing for the “Welcome to HH” program. This program is well received by new and old residents. Dorinda Haskel-Palladino and Terry Clifford will chair this event. The date is September 11, 2022 (Note: date subsequently changed).

The Annual Meeting will follow today’s Board meeting, and then the new Board members will elect Officers for the 2022 Society Board.

Deica Ruiz asked for a motion to approve the Minutes of the May 25, 2022 Regular Board Meeting. Motion passed.

Deica Ruiz made a motion to approve holding the election of Board officers immediately following the Annual Meeting. All in favor, motion passed.

Bill Harden, Treasurer: Society has revised the existing Signature Authorization Policy to process invoices to reflect today’s economy. Deica Ruiz made a motion to approve the revised Signature Authorization Policy effective June 23, 2022. All in favor, motion passed.

Gloria Anderson, 2nd Vice President: The Westchester County industry standard to allow young adults into pools and Fitness Centers is age 12. Society Rules and Regulations will be brought up to compliance with the addition of Junior ID Cards provided to residents ages 12-15 to allow them use of the pools and the Fitness Center unaccompanied; the Junior ID card will not allow guests, and for safety reasons Junior ID holders may use the Fitness Center only when a staff member is present. Gloria made a motion to update the Rules and Regulations to provide Junior ID cards for residents 12-15 who apply for them. All in favor, motion passed.

Financial Report – Bill Harden, Treasurer:

- In May our income was \$469,607 and expenses were \$450,933, leaving a surplus of \$18,674.

Activities Reopening Status – Gloria Anderson:

- Westchester County active Covid cases have been decreasing and the risk level has been lowered from high to medium. As of June 15th, statistics from the Town of Somers show the number of active cases is 82; hospitalizations and deaths remain steady. There will be no change to our Covid protocols within Society facilities. Masks are strongly recommended but are optional. Capacity remains at 90 for the Heritage Room.

Activities Committee – Ann Harper, Co-Chair:

There are no new clubs or activities this month. Thank you to everyone who participates in our Clubs and Activities. Your support is needed, and Clubs and Activities are one of the reasons our community is unique. If you have any ideas for something new that is not offered, please visit or send an email to the Activities Office

Communications/Website/Newsletter – Annette Bensen, Chair:

- **Tech:** Our website is running smoothly, and our calendar is up to date. We are in the process of gathering and updating Condo information, and Condos should provide updated information. Office network: we are transitioning the software off the server to cloud-based software, providing options for our review and determine which is best fit for our needs. Wi-Fi: Research for providing Wi-Fi at Park Place is underway. This might possibly be done with the use of a modem and creating an air bridge. Installing data lines into the ground is not possible due to power lines, propane tanks, and the pool. AV: No new updates on the video switcher. Equipment has arrived and installation is underway. Microphone frequency issues have been resolved.
- **Newsletter:** Thank you to all who participate. It is wonderfully put together with stories and good sources of information. Please contact Susan Statkowski-Rivalsi at hhillsnewsletter@gmail.com to submit an article.

Fitness Center – Annette Bensen, Chair:

- All is going well. Everyone is enjoying the new equipment.

Meadowlark Park – Patricia Ploss, Chair:

- **Trails:** We are extending both the Heritage Trail and the Warren Trail. Thank you to Alan Tepper for keeping our maps up to date.
- **Park Place:** A 16x23 canopy is scheduled to be installed at the patio. The canopy has been ordered and delivery is expected late July. Currently there are umbrellas provided for shade. John Lucas has photographed and framed photos of our natural landscape and they are located at Park Place.

Landscape:

- Installation of the pollinator garden of native plants is underway. Volunteers have been busy purchasing plants and receiving donations of plants. Maxner Landscaping has donated his time, effort, labor, and equipment to this project. We will only be reimbursing for product. Park Place front curb appeal is complete with shrubs, Red Dogwoods, and a Magnolia Tree
- Spring flowers are blooming, please enjoy them.
- Main entrance has received more summer flowers and plantings.

Community Affairs Committee – Jack Mattes, Chair:

- Primary Elections - On June 28th the Primary Election will be held in the Heritage Room.
- Red Cross Smoke Alarm Program – they have installed over 1000 units with alarms since 2018 when the program began. They will be leaving the area in July. Please contact the Activities Office for the contact or directly at (845) 673-1198 for an appointment.

Emergency Preparedness Committee – Jack Mattes, Chair:

We are actively updating our list of volunteers. We need additional volunteers for the Community Shelter for the Town of Somers – it is not the HH shelter. First training session for volunteers will be late August or early September 2022. Equipment training will be provided. Anyone who is interested please contact the Activities Office.

Somers Town Update – Bruce Prince:

- The Planning Board is holding a public hearing on July 13th regarding the Somers Pointe renovation of the existing maintenance building and addition of a cigar bar. If you have any questions or concerns, please attend, it is an open meeting.

Library – Bruce Prince, Chair:

- Reorganization of books is under way and is a work in progress
- The paperback book exchange is up and running. Please feel free to donate and exchange books in good condition to our Library.
- Park Place also has books and magazines to borrow on the honor system.

Pool Committee – Joan Sotille:

- The 2022 pool season has begun. All 5 pools are open daily for the season from 10 am – 8 pm.
- Water aerobics has begun and is very popular. Reservations made at the Activities Office.
- The Pool Committee and the Society Board are working on updating next year's pool rules and guidelines. Pool dates, hours and rules are posted on the HH website, at each pool, and in the Newsletter.
- Residents must present their ID with a 2022 pool sticker to gain entrance. Food is prohibited inside pool gates, tables are provided. Guest policy is (5) guests per pool pass per day. Residents must bring own life vest and long hair must be tied back. All Pools have the same number of lounge chairs.
- Pool 1 handicap chair has been repaired. There are two pools with handicap chair lifts – Pools 1 and 4. Handrails to pool entry stairs have been tightened at pools 1 & 4. All pools have working clocks. Pools 4 & 5 now have curtains on their outdoor showers. Plumbing issue at Pool 4 has been repaired, providing hot water to the women's cabana.
- For non-emergency related questions and suggestions, there is a Pool Committee email address on the HH website.
- Pools are open and clean, please enjoy.

Health & Safety, Flo Brodley, Chair:

- The program on Osteoporosis and Bone Health **was** held on June 15th by Dr. Bryll-Perzan, from Northern Westchester Hospital regarding the progression of this age-related condition and the latest medical treatments.
- Our next program, Pain - A Symptom or a Condition - is scheduled for Thursday, July 7th at 7pm in the Heritage Room. Dr. Nigel Knox, a board-certified anesthesiologist of the Westchester Medical Center and the Knox Pain Management Center will speak on the chronic pain cycle and interventional pain management. Masks are required.
- Barbara George & Mona Moriber, two of our H&S committee members who are licensed clinical social workers will present a workshop called Resilience in the Face of Adversity on August 19th at 10am in Lake Lodge. Since workshops necessitate small gatherings, this one will be limited to the first 20 residents who appear at the venue. Vaccination records will be checked, and masks are required.
- Upcoming events: Sept 17th - Wellness Fair @ Activities Center. October 12th - Annual Flu clinic @ Lake Lodge. October 15th & 19th - Annual Medicare Updates. November 2nd - a wound care program by the Visiting Nurse Service.

- Blood Pressure screenings continue the second Friday each month from 9am to 11am. Ellie and Alicia may take your temperature and ask questions to ensure that you and others are protected. I'll remind folks that the COVID virus is not finished with us, so precautions are still needed.
- We encourage residents with health and safety backgrounds to contact flo613@comcast.net with their c.v./resume, if they wish to join our H&S committee.

Security - Dave Jacobsen, Prosecur Supervisor:

- During the summer nights our security protocol is for the staff to call any units with garage doors that are left open; if there is no answer an officer will knock on your door. This is a courtesy and a safety issue.
- May stats: 79 medical calls, 47 security, 15 fire alarms/ CO detectors, 141 service calls, 14 maintenance & emergency, 0 accidents and 10 parking violations for a total of 306 calls and 1072 calls year to date. Calls to the Security Office should be for security, medical and safety related emergencies only.

Operations Report – John Milligan, Property Manager:

Generator/Town issues: There is a preconstruction meeting next week between the Town of Somers and members of the Society board to discuss the generator. We are still awaiting delivery, date is imminent. The transfer switch is a couple of months out. The electrical contractor could use the existing transfer switch if necessary.

Storm water Basins:

Storm water basins on the West Hill require significant maintenance/housekeeping to remove sediment, vegetation, and debris. Permits and planning with Steve Woelfle is underway. There are 15 retention basins on the West Hill and work will begin with the oldest first. This work is a requirement of the Town. There is scheduled work to be done at the 3-way stop sign once we receive a bond release from the Town of Somers.

Veolia/NYSEG:

- NYSEG is working on the West Hill, performing infrastructure work. They are currently in Condo 13 with Condos 15, 16, and 17 planned for this year. There will be three Condo sections remaining on the agenda for next year.
- Veolia has met with members of the Society Board to discuss emergency procedures, water main breaks, and operations. Some SUEZ personnel have remained with Veolia. We discussed keeping the lines of communication in order to address issues in a timely fashion.

Meadowlark Park: Canopy is due to arrive by the end of next week. Two horseshoe pits will be installed with one regulation lane and a shorter lane for children, they should be ready in a few days. Trail work expansion is underway, weather permitting.

Pools:

Pool 1-handicap lift has been repaired by our staff. One heater is malfunctioning due to a minor leak of propane, this will be repaired shortly. Pool 4-sanitary lines have been clogged, please flush toilet paper only to keep pool open.

Activities Parking lot had a sink hole (3 inches in diameter) near the catch basin due to 80 feet of corroded corrugated metal piping about 7-8 feet deep. Entrance to parking lot might be blocked due to work being done which may take a week and a half to complete.

Fitness Center:

New consoles and miscellaneous pieces for equipment have been ordered which added up to \$5,000.

Maintenance Garage Roof: We are in contact with our insurance agent and our Contactor for the replacement of the roof. Work is planned for this summer.

There being no further business a motion was made to adjourn the meeting at 2:14 pm. Motion passed. The next Board meeting is on July 27th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD