

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – August 24, 2022

Meeting commenced at 1:30 pm

Motions:

- To approve a Record Retention Policy for the Society Office – motion passed.
- To approve a proposal by WA Kelly & Co. to replace maintenance yard garage roof for \$79,000 – motion passed.

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

Dom Rubino, President, greeted everyone in attendance and those watching on Channel 21. Reminded everyone of water conservation due to the water drought we are experiencing.

Deica Ruiz asked for a motion to approve the Minutes of the July 27, 2022 Regular Board Meeting. Motion passed.

Financial Report – Deica Ruiz, Secretary:

For July our income was \$471,826, and expenses were \$467,133. These were good results considering that we are right in the middle of pool season and all the expenses associated with running them.

Record Retention Policy – Gloria Anderson:

- We have developed a policy on how long to retain our records/files. Our thanks to the Record Retention Committee members Deica Ruiz, Pat Ploss, Anna Milani, and John Milligan. The Board received a proposed record retention chart showing how long files should be retained. Gloria made a motion that the Board formally approve the Record Retention Policy Chart effective August 24, 2022. Motion Passed.

Activities Reopening Status – Gloria Anderson:

- The overall numbers of reported Covid cases have dropped dramatically in Westchester County and the CDC has lowered the alert level to medium. However, hospitalizations and the death rate remain steady. Rates and levels are low because individuals are not reporting and are self-testing.
- 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 Club announcements this month.
- Several Clubs have resumed: the Photography Club will have an open house on Tuesday, August 16th in the photo studio; the Singles Club, the Women's Club, and Continuing Education, to name a few, will resume in September. Please see details in our Newsletter and email blasts.
- If you are a newcomer and interested in new Clubs/Activities please attend our Welcome to HH Expo on September 10th, explore the tables and speak with our Club Representatives.

Communications/Website/Newsletter – Annette Bensen, Chair:

- Tech: We are in the process of updating our Library book database which will be user friendly and searchable.
- Transformers have been purchased to prevent future issues with our video programing.
- We are planning to upgrade the ID card system. Old cards will be deactivated, and new cards issued. This will be a fall project after pools are closed.
- Newsletter: The September issue contains post-summer activities and includes the following pull-outs: a registration form to the Welcome to HH Expo, an Art Show application form, and an updated MLP trail map. There is a new resident feature regarding how welcoming our community is, and an update on hot water heater replacement. Family Focus section features two of our four legged residents, a certified service dog and a registered therapy dog. The “How Does Your Garden Grow” column has us planting daffodil bulbs for next spring. Our thanks to the talented residents who submit items for publication.
- Please contact Susan Statkowski-Rivalsi at hhillsnewsletter@gmail.com to submit an article.

Fitness Center – Annette Bensen, Chair:

- No news to report. Thank you to all who use the facility and the trails at MLP.

Welcome to HH Committee – Dorinda Haskel:

- The 2022 Welcome to HH EXPO will be held on September 10th from 3 pm – 5 pm in the Heritage Room. All are welcome to the event, old and new residents alike. Browsing the tables will provide residents with information on the various programs and classes we offer.

Audit Committee – Jack Mattes, Chair:

- The 2021 Audit has been completed and our financial condition is sound; we are submitting our tax returns to the IRS. Copies of the audit will be available in the Society Office as soon as it arrives from our Accountant's office next week.

Meadowlark Park – Patricia Ploss, Chair:

- Thank you to Annette Bensen for the design and Gene Archer for the photography on the MLP brochure created for the Welcome Expo. We look forward to speaking to residents about MLP. We are discussing possible events for 2023 and Marti Lowenfeld has taken the lead on this.
- Children are not permitted to climb to the top of the playground equipment; caregivers need to be more vigilant.
- Vehicles of any kind, including motorized bikes, electric scooters, and skateboards are not permitted in Meadowlark Park. Pat asked the Board to approve amending the MLP Rules to prohibit vehicles of any kind, including motorized bikes, electric scooters, and skateboards. All approved.
- Park Place: the canopy has been installed to provide relief from the sun. We encourage residents to visit the Park, visit the pollinator garden and keep an eye out for the blue heron.

Landscape:

- We hope to make improvements to the plantings at the medians at Pools 4 and 5 this September/October planting season. The main entrance will have more daffodils planted as will the East Hill entrance at 202.
- Shrubbery around propane tanks did not fare well during our dry summer and will be replaced.
- At the south end of Meadow Pond there is an electrical meter which will be screened from view by a few shrubs.
- Fall plantings: pumpkin, hay bales, mums, kale, cabbages, and peppers, are expected in mid to late September.

Community Affairs Committee – Jack Mattes, Chair:

- NYSEG will have a one-to-one session on September 16th in the AC from 10 am – 12 pm
- A collection drive for food pantry donations will be held September 20th at Pool 5 from 1 pm – 3 pm
- Annual Art Show is October 8th & 9th in the HR and we are accepting applications from our artists. We are looking for volunteers to assist that day. If you are available, please contact Andrew in the Activities office.
- Toys for Tots will be returning this year as a live event on December 10th in the HR from 1 pm – 3 pm and Santa will be here. Our Woodshop Elves are hard at work preparing toys. The price of admission is a toy donation for our collection boxes. Marines are scheduled to be on site.
- Red Cross Smoke Alarm Program – The Red Cross will install alarms with a 10-year battery life in your unit, and they are free of charge. They are on the property every Wednesday and install 8-10 alarms a day. Please contact the Activities Office for information or call directly at (845) 673-1198 for an appointment.

Emergency Preparedness Committee – Jack Mattes, Chair:

- A meeting took place last week with our HH preparedness team and we are prepared if needed
- The Somers Town Emergency Preparedness meeting will take place in November.

Health & Safety, Flo Brodley, Chair:

- The Committee's fall season will begin with A Holistic Afternoon on Saturday, September 17th at 1pm, Dr. Christine Jordan, Ph.D., of the Advanced Healing Clinic will talk about healthy living and healing. Discussions will include the role of cooked and raw foods, exercise, why the body stores fat and the importance of plants (oils, herbs, and spices) that restore and maintain wellbeing.
- At 3 pm, Dr. Lynn Parodneck will appear for her second visit to Heritage Hills to discuss how cannabis works, answer questions and offer the latest news in cannabis legalization. Dr. Parodneck is a New York State certified medical marijuana physician who offers consultations, education, certification, and management under The Compassionate Care Law of 2014.
- The annual Flu clinic will be held on October 12th @ Lake Lodge from 9am-1pm. The Somers Police Department will be there to collect outdated & unwanted medications, both Rx and OTC.
- Saturday, October 15th at 10:30am, the first of our annual Medicare updates will be held, with the Medicare team offering up-to-date information for beneficiaries for next year.
- Wednesday, October 19th, our Medicare team will appear at the 10-A-Men meeting.
- Wednesday, November 2nd, the Visiting Nurse Service will offer a special program on wound care.
- Blood Pressure screenings will continue the second Friday each month from 9am to 11am by Nurse Ellie Eidam.
- Please be reminded that the COVID virus is still not finished with us, so precautions are still needed. Therefore, vaccination records will be checked, and masks required for some programs.
- 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.

Pool Committee – Frank Gallo:

- The Pool Committee welcomes the Society Board liaison Dorinda Haskell and HMS Assistant, Kevin.
- Extension of the 2022 Season: Pools 2, 3 and 5 will formally close at the end of Labor Day Monday, September 5th at 8 pm. Pool 1 will remain open for lap swimming from 8 am – 10 am until and including Sunday, September 18th.
- Pools 1 and 4 remain open from 10 am – 7 pm until and including Sunday, September 18th.
- Pools 1 and 4 will formally close as of 7 pm Sunday, September 18th.
- All pools ran well all season with no mechanical issues.
- Pool rule reminders: There is no entrance into the gated pool area without a HH photo ID and 2022 sticker. Food, snacks, and smoking are prohibited inside the pool gates. There is a hard limit of 5 guests per unit per day.

- Water aerobics is well attended and will close the end of August.
- Toys at Pool 1 were well received. Pool toys are now permitted at pools 1 & 3. Permitted toy list is posted at each pool. No hard balls allowed. Dive sticks are not allowed.
- Disrespectful and bad behavior will not be tolerated, this pertains to residents and instructors alike.
- 2023 season discussions include adding lounges and chairs where possible at Pools 1 and 2, poolside placement of canes, and a shoe rack for Pool 1.
- Dept. of Health inspection was on August 17th, and we received a positive report
- Pools and pool area are clean, please enjoy.

Library – Deica Ruiz, Chair:

- The library is open Monday through Friday from Noon – 3:00 pm
- The month of September we are adding 22 new titles, 14 of those are newly purchased books, as well as books by HH resident authors.
- The Library will have a table at the Welcome to Heritage Event, and the Library will be open from 3 to 5 that day for those who have a few minutes to stop in and see our collection.
- We have an up-to-date catalog of all the titles in the Library, and if you know your author or the title of a book you are looking for, it takes no time at all to check if we have it.
- We are hoping to have the Library pages up on the HH website in the very near future.
- We hope you will visit us soon.

Security - Dave Jacobsen, Prosecur Supervisor:

- July stats: 44 security, 60 medical calls, 14 fire alarms / CO detectors, 111 service calls, 3 maintenance emergencies, and 8 parking violations for a total of 240 calls and 1569 calls year to date. Calls to the Security Office should be for security, medical and safety related emergencies only.
- 3 car accidents occurred at the Warren Street traffic light due to drivers' negligence of stopping for the light
- The Somers Police stopped 60 cars who did not adhere to our stop signs, 57 of these were HH residents

Operations Report – John Milligan, Property Manager:

Maintenance Yard Garage Roof

- Last May the Society Board awarded a contract to A.R.M. Roofing to install a new roof on our 35-year-old maintenance yard garage building which has its original roof and many leaks. This contract was contingent upon review of A.R.M.'s insurance policy by our insurance broker, Gerelli Insurance. Unfortunately, their policy did not include coverages that are required and included exclusions with which Gerelli was not comfortable. We obtained a proposal from WA Kelly & Co. for the replacement of the maintenance yard garage roof for \$79,000. Their insurance included all required coverage with no exclusions; Deborah Gerelli was fine with moving forward with WA Kelly. A motion was made to approve using WA Kelly & Co. for the maintenance yard garage roof replacement at a cost of \$79,000 – motion passed

Generator/Town issues

- The standby generator has arrived, with installation pending. Tom Tooma, the building inspector for the Town, is coordinating both the installation and a meeting to discuss the installation. Both are on hold until Tom returns from vacation later this week.

Storm water Basins

- We are cleaning out encroaching vegetation in many of the storm water retention basins on the West Hill. The next step is to meet with Steve Woelfle when he returns from vacation. Residents who live in one of the condo sections where these basins are located will have a different view from their deck, patio, or windows once these basins are cleaned out. In fact, some residents had no idea they were living next to a storm water retention basin because they were so heavily vegetated that they appeared to be just a natural wooded area.

The current appearance is what we are going to maintain going forward, requiring at least annual cleanup as required by DEC regulations.

Veolia/NYSEG

- Due to the drought, we are considering cutting back on the sprinkler system outside the AC to avoid a possible future surcharge from Veolia.
- Society is continuing to work on improving our relationship with Veolia and is partnering with the Town of Somers to review and improve the emergency response procedures currently in place.
- Council of Condos completed collection of faulty utility cabinets, pedestals from most condos. Lists and maps were sent to John Sprague of Verizon and Fidel Millen of Comcast, engineering/construction contacts within each utility. We are hoping an effort by these two utilities will be underway shortly to improve the appearance of the property.
- NYSEG continues its work in Condo 15 and is scheduled to complete infrastructure replacement in Condos 16 & 17 this year.

Meadowlark Park/Landscaping

- Walking path to new horseshoe pits has been completed, making it much easier to access this new addition to Meadowlark Park. We are hoping for at least one additional expansion of the walking trails this year and are working within our budget limits to determine where this work can take place.
- It has been a challenging summer for lawns, shrubs, and trees with two months of relentless heat and very little rain. Our landscaper's watering efforts have kept our flowers and the new pollinator garden looking good but there are many shrubs on Society property that will be replaced as we approach the cooler and hopefully wetter fall season.

Pools

- Pool #2 was closed temporarily to have Pest Control remove 4 bats from the cabana.
- All five pools were inspected last week, and all five pools passed inspection. This is a testament to the hard work by our maintenance staff, headed up by Marcus Lovell, keeping our pools running within the numerous DOH guidelines.

Tennis/Pickleball/Platform Tennis

- The re-surfacing of the two platform tennis courts has been completed. It had been 16 years since they were last re-surfaced.
- When the new pickleball courts were completed last October, it was discovered that two of the courts were off by a few inches from the correct dimensions and SportTech has committed to re-painting two courts starting the week of September 12th.
- We began replacing some of the wooden steps leading up to tennis court #5 and as work progressed inspection revealed that nearly every step had some degree of rot, so this project has changed from repairs to complete replacement of the wooden steps, which should be completed this week.

Misc.

- Later this week we will be inspecting drainage pipes with cameras in anticipation of re-paving parts of West Ridge Drive and Fred's Way late in September or early October. At that time misc. smaller paving repairs will be made as well.

There being no further business a motion was made to adjourn the meeting at 2:15 pm. Motion passed. The next Board meeting is on September 21 at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD