

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – December 14, 2022

Meeting commenced at 2:30 pm

Motions:

- To approve a write-offs for Unit 96D, Condo 3 – \$17,509.32 and Unit 481A - \$19,439.19, plus any residual attorney fees that might occur – motion passed.

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

Dom Rubino, President, greeted everyone in attendance and those watching on Channel 21.

Deica Ruiz asked for a motion to approve the Minutes of the November 16, 2022 Regular Board Meeting. Motion passed.

Financial Report – Bill Harden, Treasurer:

- November income was \$482,182 and expenses were \$828,093; the expenses were anticipated and were due in large part to over \$250,000 in paving payments. We had additional revenue from the sale of our third bus for \$21,016, and back payments from maintenance yard leases of \$19,021. Our year-to-date deficit is \$60,000, and we expect to end the year on budget.

Finance and Budget Committee – Patricia Ploss:

- We are requesting two write-offs: the first is for \$17,509.32 against Unit 96D, whose arrears precede 2012. The second write-off is for \$19,429.19 against Unit 481A, which has been in arrears since 2014. Pat made a motion to approve these two write-offs, plus any residual attorney fees. Motion passed unanimously.
- Over the last eight years Jack Mattes and Pat Ploss have worked to get our arrears down from almost \$400,000; with these two write-offs receivables are down to under \$40K.
- We continue to pursue unpaid Society fees.

Activities Reopening Status – Gloria Anderson:

- The number of Covid cases has risen dramatically as well as flu cases. Westchester County hospitalizations have risen 36% in the last two weeks. The CDC has once again raised the Westchester County Covid alert level to high and recommend we wear a high-grade mask while indoors and around large groups. Keeping up with vaccinations and boosters is recommended. There will be no change in Society policy with respect to Covid. Policy remains that Society strongly recommends high grades masks be worn while in Society Facilities.

Activities Committee – Dorinda Haskell, Co-Chair:

- We have no new Classes or Activities to report for this month.
- Additional gym hours have been provided for any extra activities.

Communications/Website/Newsletter – Annette Bensen, Chair:

- There are no updates currently.
- Newsletter: The January issue is on schedule.

Fitness Center – Annette Bensen, Chair:

- We ask that during this time of inclement weather to refrain from wearing outdoor shoes while working out to prevent damaging the equipment. Please bring a separate pair of work-out shoes. Seats are provided in the vestibule for changing and jackets should be brought to the locker room.
- As of January 1st, the FC will begin to open at 4:00 a.m.

Meadowlark Park – Patricia Ploss, Chair:

- I would like to thank Susan Atwell, a HH resident and professional stager for helping Marty Lowenfeld and myself at Park Place. We rearranged some furniture and Susan provided good suggestions for things we can do going forward.
- Over the past 12 months, we've seen new landscaping in front of Park Place, the addition of a canopy over the patio, and installation of horseshoe pits.
- We have a Pollinator Garden thanks to a subcommittee of the Garden Club, and three additional small gardens that will attract pollinators and butterflies.
- We've extended some trails and are installing a beehive thanks to our resident beekeeper Thom Mittag.
- The Committee will be meeting in early 2023 to explore more ideas.

Landscaping:

- Most of our plants lay dormant.
- The Committee's next meeting will be in early 2023 as we plan for our spring display.
- I hope you are enjoying all our Holiday lights.

Community Affairs Committee – Jack Mattes, Chair:

- The Toys for Tots event was extremely successful. This year classes were added, cookie decorating and painting with assistance from our Elves. Santa and Mrs. Claus were also present. We had a Lego train set built by one of our own Board members, Karl Milde. Look for photos in the Somers Record and our Newsletter.
- A thank you to all who donated toys, a huge amount had been collected. Our Woodshop created over 200 handmade toys for donation. We received a certificate from the Marine Forces Reserve thanking us for a successful event.

Emergency Preparedness Committee – Jack Mattes, Chair:

- We are currently active as an emergency shelter.
- The new generator is installed and is awaiting an electrical inspection.

Somers Town Update – Bruce Prince:

- Tractor Supply Company has been approved by the Town and is preparing to move into Baldwin Place.
- Topics still in discussion are water heater replacement procedures and requirements, the grounding of the electrical wiring for heaters, and the pull-down attic stairs procedures.

Library – Deica Ruiz, Chair:

- For the month of January, we are adding 16 new books, including titles by Cormac McCarthy, Danielle Steel, Robin Cook, and Michelle Obama's *The Light We Carry*.
- Earlier this year we put out a request for volunteers so we could keep the Library open for more hours each day. We are happy to report that starting in January the Library will be open from 10 am to 3 pm, thanks to the volunteers who stepped up.
- In addition to the paperback book exchange, we now have a Children's Book Exchange, located just outside the Library door. Parents and kids can swap books in good condition for others to enjoy. Be sure to put

your books in the age-designated cubby. We also have puzzles in the Library that you may take home and put together with family and friends during the holidays.

- For the rest of December, the Library is open weekdays from noon to three pm. You may reserve a book by calling us at 914-276-7655 and leaving the name of the book and your contact information. You can also visit the Library tab on hhsociety.org to search for books by title, author and genre.
- The Library Comm wishes everyone a wonderful holiday season. We hope to see you soon.

Health & Safety, Flo Brodley, Chair:

- The Health & Safety Committee is your committee, where you have a voice in recommending or requesting a program. Our members are now casting out nets to find the best presenters for next year's programs.
- This is the time to think about information you'd like to know more about, send the name of a professional whose work or therapies you recommend or request a program we've offered before that you may have missed.
- My email address is flo613@comcast.net. I look forward to hearing from you.
- I and the other Health & Safety Committee members wish you a healthy & safe holiday season, so mask up when going to indoor activities! We'll see you in the new year!

Security - Dave Jacobsen, Prosecur Supervisor:

- November stats: 51 security calls, 89 medical calls, 11 fire alarms / CO detectors, 75 service calls, 5 maintenance emergencies, 3 car accidents, and 8 parking violations; a total of 2,546 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

The installation of the Activities generator has finally been completed and we have a fully operational generator once more. An important point to remember is that 12 years ago, Heritage Hills Society entered an agreement with the Town wherein the Town purchased an undersized 60 kW generator (we now have a 150kW unit) and Heritage paid virtually all the installation costs. Fast forward to today and the Society Board was able to reach an agreement with the Town that resulted in the Town of Somers assuming all costs associated with the generator installation, including the four 1,000-gallon propane tanks. Although the Activities building serves as a Town emergency shelter, the main beneficiaries of this new generator will be the residents of Heritage Hills.

Stormwater Basins

A final inspection with Steve Woelfle, the engineering technician for the Town of Somers, has been completed and we are essentially done with work on the basins until next spring. Moving forward, it is expected that primarily weed whacking will be all that is necessary, although probably twice a year.

Veolia/NYSEG

NYSEG is finishing up their work for this year in Condo 17, leaving only Condo 18 & 23 for next year.

Paving/Line Striping

We have recently completed paving work for this year and have addressed the most faded sections of road striping as well as all speed humps on the property. This should greatly increase the safety of our roads in anticipation of a much larger, and longer lasting, road striping project that is part of the 2023 budget.

Misc.

A quick update on our shuttle bus service - Ridership is still very low, averaging 9 morning commuters (over four bus runs) and 5 evening commuters, again over four bus runs, and between 25 – 30 midday

riders spread out over 7 runs. We did sell one bus due to low usage. We have reduced our bus fleet to two buses, down from three, with significant cost savings in insurance, maintenance, etc.

Path lights (4) have been removed in the Activities courtyard. There are now 4 building-mounted floodlights illuminating this area.

Resident email regarding a railing for the AC pathway is in the review process for costs and installation.

There is a provision in all our storage agreements [Part 3 Storage Fees] that states: “and annual rent shall increase by two (2) percent each year” effective August 1st, 2022.

There being no further business a motion was made to adjourn the meeting at 3:00 pm. Motion passed. The next Board meeting is on February 22nd at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD