

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – July 27, 2022

Meeting commenced at 1:30 pm

Motions:

- To approve appointing The John LaGumina Law Firm PLLC as Attorney for Society - motion passed.
- To approve appointing John Grady CPA PC as Auditors for Society – motion passed.
- To approve a Resolution to Accept Restated 401K Plan – motion passed.
- To approve a Reasonable Accommodations Policy – motion passed.
- To approve a proposal by Riley Green Mountain Platform Tennis Courts to resurface two platform tennis courts at a cost of \$16,605 - motion passed.

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

Gloria Anderson, 2nd Vice President, greeted everyone in attendance and those watching on Channel 21 and introduced two new Board members, Karl Milde and Jay Wright. We are proud to welcome them on board. The five members of the Society Executive Board were all reelected after the Annual Meeting for a one-year term. Members are Dom Rubino, Society President, Bruce Prince, 1st VP, Gloria Anderson, 2nd VP, Deica Ruiz, Secretary, Bill Harden, Treasurer.

Deica Ruiz asked for a motion to approve the Minutes of the June 23, 2022 Regular Board Meeting. Motion passed.

Financial Report – Bill Harden, Treasurer:

- June had an expected deficit due to pool costs, escalated diesel fuel costs which we use to supply our landscape and construction vehicles, and the annual insurance premiums for six policies, minus liability.
- June income was \$467,235 and expenses were \$581,791 with a deficit of \$114,556.
- A motion was made to appoint The John LaGumina Law Firm as Attorney for Society – motion approved
- A motion was made to appoint John Grady, CPA as Auditors for Society – motion approved

Finance Committee, Pat Ploss:

- The Society Employee 401K Plan is required to be restated every 5 years. Plan consolidates the IRS rules and regulations into our Plan keeping us in compliance. Five documents require execution. 1) Restated Plan, 2) Trust Agreement naming the Trustees, 3) Appoint a Third-party Custodian, 4) Adopting Resolution for the Funding Policy and Method 5) Qualified Domestic Relations Order and Participant Loan Program. A motion was made requesting the execution of these five documents - motion passed

Gloria Anderson, 2nd Vice President:

- Reasonable Accommodations Policy. The Federal, State and local Fair Housing Laws require that housing owners and managers provide reasonable accommodations for applicants and residents with disabilities. Society is committed to granting reasonable accommodations when necessary for residents with disabilities to have an equal opportunity to use and enjoy our facilities. If you have any questions or require an

application for accommodations, please contact the Society Office. A motion was made to formally adopt the Reasonable Accommodations Policy – motion passed.

At last month's Board meeting, The Board approved the introduction of Junior ID Cards for residents ages 12-15 allowing use of the pools and FC when staffed by employees; guests are not permitted.

Activities Reopening Status – Gloria Anderson:

- Currently there are 128 active Covid cases in Somers, 24 new cases for 7/23 and 7/24. 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 – Dorinda Haskel-Palladino, Co-Chair:

There are no new clubs or activities this month. 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:** We are upgrading the equipment in the Activities Office which includes our website, reservations for Club functions, and services throughout the system. We are in the process of moving the scheduler from the server to the hard drive. Once completed, the server will be decommissioned. After the migration is complete, we will be upgrading our scheduler software. The upgrade will allow for maintenance, transparency, open and closure of rooms, and issue reports. This will improve communication between Activities and Maintenance staff.
- **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:

- Thanks to Alan Tepper, for joining our committee. So far only two junior cards (12-15 year olds) have been used to enter the FC. FC attendance has increased about 20%. New and replacement parts for equipment are on back order and installed as they arrive. The month of August brings a deep cleaning and a preventative maintenance check list; an Eblast will be sent out. Rugs have been installed in the locker rooms to prevent slips and falls.

Welcome to HH Committee – Dorinda Haskel-Palladino:

- The 2022 Welcome EXPO will be held on September 10th from 3 pm – 5 pm in the Heritage Room. Invites have been sent to all Clubs and Activity Chairs for sign-ups to reserve a table or easel. Resident invitations will be going out soon, please reply. This is an opportunity for new and old residents to learn more about Society, there is something for everyone.

Meadowlark Park – Patricia Ploss, Chair:

- **Trails:** The Trail work is complete. The Heritage Trail and the Warren Trail have been extended. A suggestion for additional benches is under consideration.
- **Park Place:** The canopy has been installed to provide relief from the sun. Please visit and enjoy a book or magazine on the honor system. John Lucas has photographed and framed pictures of our natural landscape which are on display at Park Place. The horseshoe pits have been installed and are ready for use.

Landscape:

- The pollinator garden of native plants located on the East Hill is coming along. Volunteers have purchased plants, received donations, and are monitoring the water conditions in this dry summer. Thank you to Maxner Landscaping who has donated his time, effort, labor, and equipment to this project.
- Improvements to parking medians at both pools 4 & 5 are in discussion. Maxner will provide some suggestions.
- Main entrance is scheduled to receive more daffodils.

Community Affairs Committee – Jack Mattes, Chair:

- Comcast has changed its channel from 22 to 1072. You may view all Town meetings for informational purposes and goings on about Town. The Town website is somersny.com, and there is much helpful information regarding the Town municipalities.
- Primary Elections - Primary elections will be held in the Heritage room on August 23rd; early voting begins on August 13th at the Somers Town House. If an individual is issued an absentee ballot they may not vote on a machine on election day, but may submit the absentee ballot in person, or complete an affidavit. Each party will have a primary.
- In New York an online application for a handicapped accessible absentee ballot may be obtained by voters with severe disabilities allowing them to vote on a computer or cell phone with guidance.
- The Red Cross Smoke Alarm Program will install alarms with a 10-year battery life if needed in your unit free of charge. The Red Cross volunteers are on the property every Wednesday at this time, visiting 8-10 homes a day. Please contact the Activities Office for contact information or call (845) 673-1198 for an appointment.

Emergency Preparedness Committee – Jack Mattes, Chair:

The new generator is still on its way. We are thankful that our existing unit is functional. If we were to activate the Town Shelter, volunteers are needed, and we are actively looking. 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 this Fall, date to be announced. Equipment training will be provided. Anyone who is interested please contact the Activities Office.

Somers Town Update – Bruce Prince:

- Cell towers throughout the Town of Somers are scheduled for modification and will be upgrading our telecommunication systems.
- The Planning Board held its open public hearing on July 13th regarding the Somers Pointe renovation of the existing maintenance building and addition of a cigar bar. Unnatural debris removal has been approved.
- Condo 15 residents who are nearest to the Cigar Bar have requested screening and planting of trees, which is under consideration.

Pool Committee – Frank Gallo:

- Pool temperatures are very comfortable, pools and pool areas have been clean.
- There were two medical emergencies this month; the Lifeguards and Security were professional and responded quickly.
- Do not converse with Lifeguards while on duty as it interferes with safety.
- Pool 4 was closed for one afternoon last week for maintenance and was reopened by the afternoon the next day. The two issues with the outside shower have been repaired.
- Heaters at Pool 3, one is working well and the other will be repaired at the end of the season.
- Water aerobics is underway 5 days a week and is well attended. Reservations made at the Activities Office.
- Lifeguards oversee lap lane reservations if you would like to sign up.
- Most pools now have shoe racks next to the entry stairs to eliminate shoe clutter and prevent tripping.

- There is good attendance at the playground next to pool 1. Pool toys are now permitted at pools 1 & 3 only.
- At the first occurrence of thunder or lightning, we urge you to promptly leave the gated pool area.
- Food and snacks are prohibited inside the pool gates; tables are provided outside of the gated area for convenience. This will prevent insects and critters from entering and keeping the area clean.
- Please remember to show your pool ID to the Lifeguard upon entering.

Library – Deica Ruiz, Chair:

- The library is open Monday through Friday from noon – 3:00 pm
- Our thanks to Bruce Prince who has Chaired our committee for over 5 years. A thank you to our dedicated group of volunteers, we could not run the library without them. Cindy Kennedy, who writes the books reviews for the Newsletter, and Sheelagh Kaplan, who worked at the Mahopac Library for many years, are both on the Committee, as are Gloria Anderson and Pat Conetta.
- We purchase 13-15 newly published books a month - this month, in addition to the new books, we added 13 John Grisham novels, earlier titles like The Firm and The Client.
- The committee recently rearranged shelves and relocated Non-Fiction and Biographies.
- The paperback book exchange is working well, and we have a good number of puzzles that have been donated. We have a small collection of books donated by HH authors, and we have magazines and some beautiful coffee table books.
- All HH residents are welcome to borrow books – we have a “Membership Book” with over 500 borrowers. If you aren’t one of them, we invite you to come and browse.

Health & Safety, Flo Brodley, Chair:

- Dr. Nigel Knox, of the Westchester Medical Center and Knox Pain Management Center spoke on the chronic pain cycle and interventional pain management to an engaged audience.
- There are two changes in the upcoming Health & Safety schedule:
With regret, the Resilience in the Face of Adversity workshop which was slated for August 19th is cancelled, and our Wellness Fair is postponed until next year due to unforeseen circumstances. However, the committee will offer presentations by holistic practitioners on the same date - Saturday, September 17th. Watch for email blasts, flyers, and television notices for more details.
- Please be reminded that the Covid virus is still not finished with us, so precautions are still needed. Vaccination records will be checked and masks required for some programs.
- Upcoming events: Annual Flu clinic will be held on October 12th at Lake Lodge. Annual Medicare Updates will be held on Saturday, October 15th & Wednesday, October 19th at the 10A-Men’s meeting. The Wound Care program given by the Visiting Nurse Service will be held on Wednesday, November 2nd.
- Blood pressure screenings continue the second Friday each month from 9am to 11am by nurse Ellie Eidam.
- 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:

- June stats: 76 medical calls, 40 security, 6 fire alarms/CO detectors, 112 service calls, 15 maintenance & emergency, 1 accident and 7 parking violations for a total of 257 calls and 1329 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:

Platform Tennis

Part of the original HH amenities was the construction of two platform tennis courts, which has recently become very popular. The courts are located by Pool #1, and the game can be played in the winter, they have aluminum decking and heaters. The courts are overdue to be resurfaced. A motion was made to approve Riley Green Mountain Platform Tennis Courts to resurface two platform tennis courts at the cost of \$16,605. Motion passed.

Generator/Town issues

No update concerning a delivery date for the new standby generator. Kenlar Electric, the contractor awarded the contract by the Town of Somers, has been unresponsive to questions about a delivery date. Illustrates some of the supply chain issues as the generator was ordered in October of last year.

Paving of Warren Street is imminent as per the Town of Somers, prep work has begun.

Storm water Basins

Work is underway in several of the storm water retention basins located on the West Hill. Certain maintenance responsibilities are mandated by the DEC. Virtually all the storm water (i.e. drainage) runoff in Heritage Hills travels through our catch basins, pipes, ponds & retention basins before it is ultimately discharged into either Plum Brook or Brown Brook, which empty into the NYC reservoirs. The intent is for that water to be as clean and pollutant free as possible and the retention basins play a large role in that effort.

Veolia/NYSEG

NYSEG has begun work in Condo 15 and still has numerous repairs to complete in Condo 13. It is not uncommon for the excavation contractor for NYSEG to come across and occasionally damage existing wires in the ground – cable lines, streetlight wiring, etc. It is their responsibility to make immediate repairs and in Condo 13 this became a problem as several streetlights were out for weeks. We have discussed and put into place a procedure for this contractor to follow if damages to existing wiring occurs. Condos 16 & 17 also scheduled for this year.

Meadowlark Park

Installation of the new awning for Park Place was completed last week.

Two new horseshoe pits are complete – one regulation size, one shorter. Many residents have asked – how do we get to the horseshoe area? They have been placed on an elevated area that was formerly the tee box for the first hole of the East hill golf course. A walking path will be marked to provide easier access to horseshoe area. Expansion (185 lf) of (middle – red) walking trail using millings has been completed. Looking at the possibility of an additional 300 ft (approx.) of millings at far end of Warren Street trail.

Tennis/Pickleball/Platform Tennis

- Court #5 was recently power washed, removing significant algae around perimeter of the court. This is a distinctly separate process from the initial reconditioning that occurs at the beginning of each tennis season.
- Fiberglass practice wall was installed at Court #5 by SportTech.
- Branches above both Courts #4 & #5 have been removed.
- We are waiting for a date to re-paint [two] pickleball courts at no cost to Society.

There being no further business a motion was made to adjourn the meeting at 2:25 pm. Motion passed. The next Board meeting is on August 24th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD