

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – November 16, 2022

Meeting commenced at 1:30 pm

Motions:

- To approve the 2023 Budget with a 3% increase in Society dues – motion passed.
- To approve two new three-year contracts with HMS for Financial Management and Property Management – motion passed.
- To approve a new yoga class called Vinyasa Yoga – motion passed.
- To approve two new furnaces for the Activities Building at a cost of \$30,000 - motion passed.
- To approve two roof-mounted 10-ton AC units for the Fitness Center at a cost of \$55,000 - motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Bill Harden, Ann Harper, Dorinda Haskell, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper, Jay Wright. 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 October 19, 2022 Regular Board Meeting. Motion passed.

Financial Report – Bill Harden, Treasurer:

- The 2023 Budget is \$6,011,928, which includes an increase to our Security contract well over \$200,000 over last year, significantly affecting next year's budget. Security is the most used and most valued service we have and we need to ensure that the Security staff is compensated competitively and are able to continue to provide 24-hour Security. There will be a 3% increase in Society dues. A motion was made to approve the 2023 Budget with a 3% increase in Society dues – motion passed.
- For October income was \$460,936 and expenses were \$398,875, giving us a surplus of \$62,061.
- Two new three-year contracts with HMS have been agreed to, one for Financial Management and a second for Property Management, with a 5 % increase for 2023, a 5% increase for 2024, and a 3% increase for 2025 for each. A motion was made to approve the two three-year contracts with HMS - motion passed.
- The 21 clubs who currently use Society's Tax ID number for their PCSB bank accounts will be contacted by the bank advising that due to new bank regulations their accounts must be closed by the end of the year and they must obtain their own Tax ID if they wish to continue having an account. Anyone with questions on how to obtain a new Tax ID number please contact the Society office.

Activities Committee – Ann Harper, Co-Chair:

- During December there will be four 1-hour classes Vinyasa Yoga classes offered. Vinyasa Yoga helps people find and maintain a sense of inner calm during the busiest time of the year. A motion was made to approve a new yoga class called Vinyasa Yoga – motion passed.

Communications/Website/Newsletter – Annette Bensen, Chair:

- We are currently testing one-minute videos about our clubs and different events.
- Newsletter: December will include lots of upcoming holiday and year end events going on in HH and around Town. In the Family Focus section, there will be a Halloween re-cap and a Veteran's thank you to a

special resident Girl Scout. Also, in the Features section, there are reports on various groups and recent events like the Newsletter Committee Fall potluck luncheon.

- Thank you to our fans for their kindness and acknowledgements of the Committee's efforts to keep all residents informed in an entertaining and visually pleasing fashion.

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.

Meadowlark Park – Patricia Ploss, Chair:

- A necessary change to the Park Rules: “Dogs must be on a leash at all times” and “Dogs must be within the owner’s control.” If this is not possible, please keep your dog out of the park.
- The three new garden areas we have been discussing are nearly complete as the gardens will be closing for the winter. The small new garden just above the Pollinator Garden needs plants that prefer shade. The rock outcropping across the trail from the Pollinator Garden is being designed as a rock garden with plants tucked into nook and crannies along with a narrow garden bed that will encircle the rock.
- Milkweed and Butterfly weed to attract Monarch butterflies are being planted south of the Pollinator Garden.
- Our resident beekeeper Tom Mittag and John Milligan have been scoping out an area for the installation of a beehive, a location that we will not disclose.
- We continue to work on a long-range plan.
- Minor things on our “To Do” list: 1) Name signs for Park Place, 2) Replace one of the six-foot tables in Park Place with two square card tables - easier to play a board game, 4) Replace a very foggy window

Landscaping:

- We have replaced some of the shrubbery that did not do well over the summer.
- Maxner Landscaping has been busy removing spent chrysanthemums, pepper and pansies and adding mulch in certain areas which does enhance our look.
- Evergreen plants are in place around an electrical post at the south end of Meadow Pond screening it from view.
- Our holiday lights are in place and ready to be turned on, hopefully before Thanksgiving so guests arriving for the holiday can enjoy them. This year we added holiday lights at the East Hill entrance off Route 202, a very attractive addition.
- The Committee’s next meeting will be in early 2023 as we plan for our spring display.

Community Affairs Committee – Jack Mattes, Chair:

- The HEAP Program (Home Energy Assistance Program) provides monetary assistance to those who need assistance with the cost of heating for the winter season. These are not unlimited funds, please apply now while funds are available. An email blast will be sent with the website for the application. Also, the Somers Record and Town Hall will have information for applications.
- NYSEG's New Smart Meter Program had a presentation in the HR. Residents who choose to opt out will have to pay a monthly surcharge of \$13.47 to keep the “legacy meter.” You will continue to have a day/night meter. Any data that NYSEG collects from the new meters will be kept confidential. Please contact NYSEG with any questions.
- Toys for Tots will be returning live this year on December 10th in the HR from 1 pm – 3 pm. There are collection boxes in HH and around Town for children of Westchester. There is a mail slot in the AC for monetary donations. Our Woodshop has been hard at work building toys as well. On display will be a working Lego train set created by one of our Board members. Santa, Mrs. Claus, and an Elf will also be present.

- The Annual Shoe Drive “Soles for Souls” drop box that was located at Lake Lodge was very successful. Over 600 pairs of shoes were collected and donated. Thank you to all who donated.

Emergency Preparedness Committee – Jack Mattes, Chair:

- The new generator has arrived and is waiting to be installed.
- We have a meeting scheduled with Town Supervisor, Rob Scorrano, to discuss all updates on emergency preparedness.

Somers Town Update – Bruce Prince:

- Tractor Supply Company has been approved by the Town and is scheduled to move into Baldwin Place.
- There is a small development on Greentree waiting on approvals.
- A pet care center at Baldwin Place is waiting for approval.

Library – Deica Ruiz, Chair:

- For the month of December, we are adding 24 new books, including Jon Meacham’s *And There Was Light: Abraham Lincoln and the American Struggle*; we have a Paul Newman memoir, as well as new titles by Louise Penny and Lee Child among others, again something for almost everyone.
- You may have read in the November Newsletter that the Library has reinstated the children’s Book Exchange, located under the bench outside the Library. 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 – a fun activity when family and friends visit over the holidays.
- The Library is open from noon to three pm, Monday through Friday, and you can reserve a book by calling us and leaving the name of the book and your contact information. You can also visit the Library tab on the hhsociety.org website to search for books by title, author and genre.
- As always, a warm thank you to our volunteers, without whom we could not run the Library. We hope to see you soon.

Health & Safety, Flo Brodley, Chair:

- The Health & Safety Committee’s last program of 2022 is entitled “The Mouth-Airways-Brain Connection” offered by Dr. Howard Hindin, a holistic dentist who runs the Hindin Clinic in Suffern, NY. Many of us have been learning of late that the gut microbiome has a lot to do with brain activity and this program offers another distinct view of the body-brain connection. This program will take place on Friday, November 18th at 10:30am in the Heritage Room. We hope you’ll join us for this unique presentation.
- Blood Pressure screenings continue the second Friday of each month by Nurse Ellie Eidam, whom we thank for her steadfastness on behalf of our residents.
- In addition, during the winter break, our committee will be canvassing for new programs for our community. If there is a topic which interests you, please contact me at flo613@comcast.net and we will look into providing such a program.
- The Health & Safety Committee has been the recipient of many accolades from this Board, staff and residents who attend our programs. As we enter the holiday season, it is time for everyone in our community to see more members of our 2022 Committee, the team that puts events into practice. Although some have other commitments, let me introduce those who are here: Alicia Brescia, Ellie Eidam, Rosemary Glassman, Bev Jacobson, Jade Lew, Mona Moriber, Eileen Plastino, and Ellie Eidam.
- As always, we encourage residents with health and safety backgrounds to contact me at flo613@comcast.net with their resume if they wish to join our committee.

Security - Dave Jacobsen, Prosecur Supervisor:

- November stats: 45 security calls, 80 medical calls, 12 fire alarms / CO detectors, 90 service calls with 60 lift assists and 9 lock outs, 5 welfare checks, 19 maintenance emergencies, 1 car accident, and 29 parking

violations; a total of 2,309 calls year to date. Calls to the Security Office should be for security, medical and safety related emergencies only.

- 58 Garage doors were left open and called in.
- Please be aware of holiday scams of phone calls and strangers knocking on doors. If you don't recognize the person at your door, do not answer it, call Security and we will address it.

Operations Report – John Milligan, Property Manager:

Each summer, as we begin to work on a budget for the following year, we meet with our facilities manager, Marcus Lovell, to review and assess the condition and age of all the Society infrastructure, including doors, windows, floors, roofs, AC units and boilers among many other items. During this review it was found that the boiler for the Activities building as well as the roof mounted AC units for the Fitness Center were each 26 or 27 years old, and the Activities boiler had been somewhat problematic the last couple of years. As this year's budget had a small surplus and next year's budget was expected to be challenging, it was decided to put both projects in motion this fall.

- Two new 280K BTU boilers (2) for the Activities building were available for immediate installation at a total cost of \$30,000. These are much more energy efficient than the old stand-alone boiler which will save on heating costs, particularly considering the current cost of heating oil. A motion was made to approve two new furnaces for the Activities Building at a cost of \$30,000 - motion passed
- We have ordered and put down a 50% deposit for two-roof mounted 10-ton AC units for the Fitness Center at a total cost of \$55,000; these units have a 30-week lead time. A motion was made to approve two roof-mounted 10-ton AC units for the Fitness Center at a cost of \$55,000 - motion passed.

Generator/Town issues

- The new 150kW generator was delivered and set on the concrete pad about a week and a half ago. All propane lines have been extended and hooked up and the electrical hookup has been completed as well. Date for startup with Kohler rep present is still to be determined. The Town Highway Department will be picking up the old generator this week for its destination of the highway garage on Route 100.

Storm water Basins

- All storm water basins on the West Hill have been completed. A final inspection by Steve Woelfle, the engineering technician for the Town of Somers, is scheduled for Friday of this week and I suspect that only minimal, if any additional work will be needed this year. Moving forward, it is expected that primarily weed whacking will be all that is necessary, although probably twice a year. In other words, the basins will need to be maintained essentially as they look now.

Veolia/NYSEG

- NYSEG is finishing up their work for this year in Condo 17 and next year work will be necessary at Condos 18 and 23.

Paving/Line Striping

- We are very nearly done with paving work for this year with only minor curb and small roadway repairs still to be scheduled within the next week or two.
- We have also completed a project to address the most heavily faded sections of lines on the property, along with re-painting the speed humps and a few pavement markings as we evaluate a more thorough project intended, and included in the budget for next year.
East Coat Paving Markings performed one coat in June of 2019, and they suggest re-painting every 2 – 3 years; with two coats, they feel that could increase to 3 – 4 years. Epoxy paint is 50% more expensive and has a life expectancy of 5 years. Thermoplastic is double the two-coat latex cost and there are concerns of it holding up to regular plowing.

We continue to explore long term solutions as re-painting all the lines are part of next year's budget. Mid to late November a street sweeper will clean off the white lines along the curbs (approx. cost of \$1,500/day).

Meadowlark Park/Landscaping

- There have been many concerns expressed over unleashed dogs in Meadowlark Park. As a reminder, the posted rules and regulations require that owner's leash and pick up after their pets. That same message is

posted on the dog waste stations installed in the park. Because of reported incidents of dogs off leash we are going to strengthen the language in the rules to read that “dogs must be leashed at all times.” It is important to note that incidents within the park involving dogs are solely the responsibility of the pet owners, not Society; this per Society’s legal counsel.

- The bee hives in Meadowlark Park will house honey bees, not the bees that sting. These bees make honey are beneficial to the environment; the hives will be protected from people, and people will be protected from bees.

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 December 14th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD