

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – February 22, 2023

Meeting commenced at 1:30 pm

Motions:

- To approve Minutes of the November 14, 2022 Special Board Finance meeting – motion passed
- To approve a proposed Amendment to Bylaws Article X, Section 10.04 – motion passed.
- To approve putting additional handicapped parking spaces at the entrance area of the Activities Center – motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Bill Harden, Dorinda Haskel, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Alan Tepper. Ann Harper, Art Singer, and Jay Wright 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 December 14, 2022 Regular Board Meeting. Motion passed.

Deica Ruiz asked for a motion to approve Minutes of the November 14, 2022 Special Board Finance meeting – motion passed.

Deica Ruiz asked for a motion to approve a proposed Amendment to Bylaws Article X, Section 10.04 – motion passed.

Deica Ruiz asked for a motion to approve putting additional handicapped parking spaces at the entrance area of the Activities Center – motion passed.

Financial Report – Bill Harden, Treasurer:

- In December we borrowed money from our savings in order to balance the 2023 budget
- January income was \$483,062 and expenses were \$436,749; we typically run a small surplus in the first few months of the year which is quickly used up once major projects are underway
- We have now put some our savings into CD's that are yielding 3% to 5% interest.

Dom Rubino, President – Society will be sending out a mailing of a proposed Amendment to Bylaws Article X, Section 10.04 which will require a vote by the community. This Amendment will create an obligation for future purchasers of units in HH to make an initial Purchaser's Contribution to Society of \$1,500 effective July 1, 2023. This contribution will be added to Society's total income to help minimize possible future increases to monthly Society dues. There will be two Q & A sessions on this topic on March 8, 2023 at 1p.m. and 7 p.m. We are anticipating a positive response.

Activities Committee – Dorinda Haskel, Co-Chair:

- We have no new Classes or Activities to report on this month. Please continue to enjoy all our Activities and we look forward to reporting some new events next month.

Communications/Website/Newsletter – Annette Bensen, Chair:

- Website: Society website is a work in progress. MCE is working on creating a new scheduler for Activities/Classes which will be web based and able to update automatically.
- We are currently interviewing candidates for an assistant in the Activities office.
- Newsletter: The March issue is on schedule with constant information on Activities, Classes, and Clubs.

Fitness Center – Annette Bensen, Chair:

- Repairs have been made to the Vertical Row machine and the seated Elliptical machine.
- Recumbent Bikes have been placed together for partnering.
- We ask that during this time of inclement weather please 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 be open at 4:00 a.m.

Meadowlark Park – Patricia Ploss, Chair:

- **Bees:** A location for a single beehive has been chosen and our resident beekeeper Tom Mittag will be placing the hive this spring. Residents should not be concerned; if left alone these honeybees will not bother you.
- **Trails:** For 2023, our committee is looking to extend up to three trails if we can fit it in the budget. It all depends on the cost. These include an extension at the end of the Warren Trail north along the northwest corner of the park, the longest at about 300 feet, and a 120-foot extension that would connect two existing parts of the Heritage Trail (up the center of the park and west of Meadow Pond), as well as a trail of about 200 feet from the vicinity of Condo 6 in the northeast section of the park, which would connect into the Heritage Trail.
- **Park Place:** We are ordering name signs for the building, and we've purchased a floor lamp for the large room. Best of all, a few of us have been looking to add a bookcase that could house board games for children and their families. The bookcase was built by Joe Rocha of our Maintenance Staff (the same Joe Rocha who built the window seat in the library). The awning will be up once Spring arrives, along with tables and chairs on the patio.

Landscaping:

- Daffodils are popping up, especially in areas that get a lot of sun.
- The committee will be meeting in early March to discuss the Spring plantings and one or two special projects.
- Among our goals for 2023 are looking at our main entry as we believe some of our perennials planted during the renovation of that area may not have survived last summer's drought.
- We'll again be looking at areas around our pools, especially Pools 4 and 5, with an eye to sprucing them up.
- We'll look at where we might want to plant additional daffodils for a bright Spring 2024.

Community Affairs Committee – Jack Mattes, Chair:

- NYS department of Public Service held a meeting here last month regarding complaints against NYSEG. There were two sessions that were open to the public and very well attended.
- The smoke alarm program with the American Red Cross is still active. There are unit owners who still have not reached out for this free service. Please contact the Activities office or The Red Cross directly at (845) 673-1198 for an appointment.
- The Food Pantry in Somers continues its request for donations. The next Food Drive will be on April 4th at Pool 5 from 1 p.m. to 3 p.m.
- Voting for the Primary Election will take place in the HR on June 27th.

Emergency Preparedness Committee – Jack Mattes, Chair:

- We are currently active as an emergency shelter.

Somers Town Update – Bruce Prince:

- A public hearing is scheduled by the Town regarding the Tractor Supply Company moving into Baldwin Place.
- Other topics in discussion are smaller developments on Olive Drive and Green Street.

Library – Deica Ruiz, Chair:

- For the month of March, we are adding 15 new books, including titles by Salman Rushdie, CJ Box and the new non-fiction by Brad Meltzer and Josh Mensch, The Nazi Conspiracy.
- We currently have about 14 permanent volunteers, and substitute volunteers. The Library is open from 10 am to 3 pm, Monday through Friday.
- I'm happy to report there have been a significant number of donations to the Children's Book Exchange, located just outside the Library. Remember we also have puzzles in the Library for you to borrow as long as you want. So, once you've had the fun of putting it together, you can take it apart and return for others to enjoy. Just don't lose any pieces!
- As always, 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.

Security - Dave Jacobsen, Prosecur Supervisor:

- January stats: 20 security calls, 63 medical calls, 5 fire alarms / CO detectors, 110 service calls, 3 maintenance emergencies, 9 parking violations, 1 car accident; a total of 212 for the month. Calls to the Security Office should be for security, medical and safety related emergencies only.

Operations Report – John Milligan, Property Manager:

Town issues - Permits

Society has been working with the building department to resolve open permit issues. A permit from 2010 for a water heater has been successfully closed out and we should be receiving a certificate of compliance. A second permit, dating back to 1997 for creation of the space now occupied by the Society office, is a work in progress and we continue to negotiate with the Town building inspector, Tommy Tooma, to get it resolved as quickly as possible. This space used to be an open walkway.

Veolia

We continue to work with Veolia on several issues impacting on the residents of Heritage Hills – emergency response procedures to water main breaks, water quality testing results, installation of new hydrants and water meters, etc. We have assisted them with de-icing in the event of winter water main breaks and are routinely reimbursed by Veolia for our costs to accomplish this.

Veolia personnel have acknowledged in writing that we may continue to use their property for the Heritage Hills gardens.

The Town of Somers and the Society office have received numerous calls regarding the recently installed Veolia sign at the WWTP. The sign is located on property owned by Veolia and they are not required to notify or ask permission from Heritage Hills before installing the sign; Town has jurisdiction over the procedures for putting up signs.

NYSEG

NYSEG will begin this spring their final infrastructure replacement work; the last two condos are 18 and 23.

Comcast/Verizon utility boxes

A quick update on an issue that impacts on, or rather detracts from, the appearance of the entire Heritage Hills community – the dilapidated, damaged, or abandoned utility boxes owned by Comcast and Verizon. In a Council of Condos led effort, the appropriate personnel at both Comcast and Verizon were contacted and a huge volume of maps, photos and locations of these structures were forwarded to their attention. Unfortunately, the process to have these addressed is similarly cumbersome for both utility companies. It includes a visual and sometimes testing of each identified location, the creation of a repair strategy for each which is forwarded to engineering and accounting for estimates and budget purposes and finally, if approved, the issuance of contracts and work orders to begin repairs. This spring finds us still in the beginning stages of that process.

Shuttle Bus

We now average about 11 commuter per day in the morning and 7 commuters in the evening, both spread out over four runs. Midday there is an average of 6 or 7 residents per day using the bus for trips around town, spread out over seven runs, meaning there are usually no more than two or three riders on each hourly bus run and very often there is at least one time slot per day wherein there are no resident requests for the bus.

Because of recent incidents where drivers went around the stopped shuttle bus, we feel that it is not safe for any of our residents to cross our main roads, especially West Hill Drive (about halfway up the hill from Warren Street), particularly at night. Cars routinely go around stopped shuttle buses and fail to stop if approaching from the other lane. Therefore, our drivers, who have always had sole discretion concerning each route, have changed their routes slightly in the interest of safety.

Pools

Pool permit applications and fees have been submitted to the Westchester County DOH. New pool furniture (which hasn't been ordered in the last two years) has been ordered.

We were hoping that we would receive DOH approval to replace mechanical equipment at Pool #3 before this pool season, but it appears that we will have to wait until after the pools close in September. This much needed work is part of this year's budget.

Misc.

We met in January with a line striping company to determine the best materials and methods to use as we expect to apply pavement markings in 2023 on all Society roads. Are hoping to meet with at least one other company before the spring. It seems that DOT latex is the most cost-effective way to go, and we need to decide whether to go with one coat or two. It appears the middle yellow line is the one most likely to need frequent and regular re-application.

There being no further business, a motion was made to adjourn the meeting at 2:10 pm. Motion passed. The next Board meeting is on March 22nd at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD