

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – February 21, 2024

Meeting commenced at 1:30 pm

Motions:

- To approve an agreement with HOA Start to create, host, and maintain a new HH website – motion passed.
- To approve an agreement with TechRisk Solutions for 25 hours of IT Services for \$4,375 – motion passed.
- To approve the purchase of 7 pieces of equipment from Fitness Showrooms for \$41,000 to replace aging equipment – motion passed.

Board members in attendance: Gloria Anderson, Ann Harper, Joe Kelly, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper, Carol Vartuli, and Jay Wright. Gene Archer and Dorinda Haskell were absent. John Milligan and Robert Casasanta 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 13, 2023 Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

- January income was over \$513,000 and expenses were approximately \$306,000, leaving a net gain of \$207,000.
- We continue to receive monthly income from the publication of the Newsletter of \$1,250.00 plus additional income from advertisers in the Classifieds section.
- We have renewed our CDs for one year at 4.75%.
- We are reviewing our insurance policies for May renewal and are in conversation with 3 different agencies.

Willow Wood Gun Club – Gloria Anderson, 2nd VP

The final oral arguments were heard by the Court on February 7th and they hope to have a decision by next month. There is currently no update on their website and we hope to have news at next month's Board meeting.

Activities Committee – Ann Harper, Chair

- A new activity called Sound Healing Meditation with Tibetan Singing Bowls will be held March 7 at Lake Lodge.
- The Women's Club will host a St. Patrick's Day celebration on March 13. The Singles Club will hold a "Springo" (version of bingo) March 25. On March 12, Continuing Ed speaker Carla Gambescia gives a lecture on Italy, rising from the ashes of WWII to a world leader in fashion, art, and film. On March 19 and March 26, Continuing Ed will host lectures given by Professor Al March on American History told through Art.
- Details of all activities will be sent via Eblast and are posted in the HH Newsletter.

Communication/Website – Carol Vartuli, Chair

- We are at the contract stage with HOA Start to develop a new website for Society. A **Motion** was made to approve hiring HOA Start to create, host, and maintain our new website. The motion passed.

Fitness Center – Alan Tepper, Chair

- All equipment except one treadmill remains in a state of good repair.
- Letters have been sent to residents who have become unruly in the FC vestibule, refusing to change their shoes. Salt from shoes can damage our equipment and cost thousands of dollars in repair/replacement.
- Replacement parts have been ordered to update and maintain existing equipment.
- In January there were 3,841 swipes into the Fitness Center and 914 swipes into the Gym.

Newsletter Committee – Gloria Anderson, Chair

- If you would like to place a Classified Ad, please contact Halston Media Group or our newsletter committee for information. Our publisher will split the proceeds 50/50 with Society, which contributes to our budget.

Meadowlark Park – Patricia Ploss, Chair

- Our committee has begun to plan for 2024. Several benches in MLP near the playground will be replaced. Our Meadowlark Park sign is being re-secured to its frame by the Maintenance Staff.
- A major project this year is to complete 400 feet of trail that will connect the Warren Trail to the Heritage Trail, creating a sizable loop.
- Looking ahead, if our budget allows, we will complete an additional 200-foot trail in the area located behind Condo 6, connecting to the Heritage Trail.
- We are exploring price and installation costs for an exercise station on the Warren Trail.
- Mike McBride has introduced a new children's game, disc golf, for consideration.

Landscape – Patricia Ploss, Chair

- Spring plantings are in the works, and we hope to duplicate last year's look by popular demand.
- As requested, the names of our Spring plantings will now be posted in our newsletter.
- At our next committee meeting, we will reevaluate last year's plantings at Pools 4 and 5.

Community Affairs Committee – Jack Mattes, Chair

- Last month we held an emergency preparedness presentation that was open to the public and well attended.
- The Red Cross Smoke Alarm Program continues to install new, and replace old, smoke alarms in units, free of charge. Red Cross volunteers are on the property once a week and have Saturday appointments available. Please contact the Activities office for more information.
- The Presidential Primary election date for voting in the HR is April 2, 2024, 6:00 AM – 9:00 PM.

Society Board Elections – Deica Ruiz, Committee Chair

The Society Board election season is underway, and applications are now available in the Society and Activities offices for those interested in becoming a candidate for the Society Board. All unit owners, their spouses, and domestic partners may run for a three-year term that starts July 1. The deadline for submission of applications is April 15 and ballots will be mailed to all unit owners in mid-May, with a candidates' night to be scheduled for shortly thereafter. More to come.

Library – Deica Ruiz, Chair

- For March we are adding 16 new books, including new titles by Hannah Kristin, Anna Quindlen, and C.J. Box. In February we added books by Alex Michaelides, Dean Koontz, and a NF by David Brooks titled "How to Know a Person." You may reserve books by calling 914-276-7655 and leaving the name of the book and your contact information. The Library is open Monday through Friday 10 am to 3 pm, and Saturdays from 10 am to 1 pm.
- We have many puzzles for taking in the Library, ranging from 300 to 1000 pieces, and we encourage puzzle lovers to take one or two. They don't have to be returned.
- While we are grateful to residents who donated books in the past, we can no longer accept donated books because the cupboard is full.

Resident ID Card System Committee – Joe Kelly

- Joe and Andrew visited two locations of clients who are currently using the Isonas software that we're interested in for our ID card system. We were able to question the products' reliability, vendor support, and ease of use. It received positive marks, which made us comfortable with the product. We plan to meet with the vendor to confirm installation details and pricing.

Ad-Hoc Committee / Alternate Energy Committee - Energy Sources for Society Facilities – Bruce Prince

We are currently waiting for an engineer's report for LL on heat loss based on geothermal heating. We are considering installing the same type of split system that was installed at Park Place. More details to follow as additional information becomes available.

Somers Town Update – Bruce Prince

- Construction continues for the new storage facility on Route 100.
- The Town of Somers is planning installation of a sidewalk along the north side of US 202 between Heritage Hills Access Drive and Heritage 202 Center, and a crosswalk across the western approach of the intersection of Route 202 and Heritage Hills/DeCicco access drives, with pedestrian push buttons and indicators.

Health & Safety – Flo Brodley, Chair

- February is the month in which we remind people about their heart health because it is a time when many people reflect on matters of the heart, including love and relationships ... while they demolish chocolates to celebrate. Health & Safety Committee members send regards to the community in hopes that each of you has begun 2024 in good health!
- There are two upcoming programs highlighting safety. On April 14 a program called CarFit, run by Dr. Kathleen Golisz of Mercy University and her team of trained technicians, will give a limited number of HH residents a free personal safety check while seated in their cars. Watch for the registration announcements.
- April 25th we are holding the first of two annual CPR programs, called Healthcare Provider CPR with Certification. This four-hour class is for EMTs, nurses, doctors, lifeguards, paramedics, and others needing certification, which is good for two years. We'll be limited in the number of participants so watch for those registration announcements as well. The second class, called Community CPR, for the general public, will take place in September.
- Continuing the second Friday of each month, Nurse Ellie Eidam will provide blood pressure screenings and quiet conversation about your health in the Game Room in the Activities Center. You may bring your home blood pressure machine to be checked for accuracy.
- Reminder: the free File of Life may be picked up at the Security, Society, or Activities Offices containing medications list, personal health issues and emergency numbers to be written on two segments - one part to travel with you and a second magnetic portion to put on your refrigerator. In addition, a small identification marker is placed on the window near your front door that alerts Security, EMTs, Police, and Fire Department teams to quickly find this information should there be a medical emergency.

Security – Paul Cirillo, Prosecur

- January stats: 31 security calls, 80 medical emergencies, 1 car accident, 78 service calls, 6 parking violations, 10 maintenance calls, and 9 fire alarms.
- When to call 911 – For the Police, Fire Dept, or EMS emergency, your first call should be to 911. These dispatchers can map a call to your address in case of a lost call, which our security office does not have the capability to do. Security monitors 911 calls and will be present as well for those emergency calls.

Operations Report – John Milligan, Property Manager

- New IT Support Company: we are engaging TechRisk Solutions to provide the capability and technical expertise to meet our needs for IT support. We are recommending the Board approve an engagement agreement predicated on a set block of 25 hours for a total of \$4,375. Project work to be completed is

defined within the agreement and consists of 4 main tasks which should be completed within the 25-hour timeframe. A **Motion** was made to approve an agreement with TechRisk Solutions for IT Services for a block of 25 hours at a cost of \$4,375. The motion passed.

- **Fitness Center:** Mary has obtained proposals for replacement of seven pieces of aging exercise equipment as approved by the Fitness Center Committee; these include an upright bike, 2 treadmills, a total body arc trainer, a bicep/triceps machine, a chest press machine and an abs/low back machine. Our 2024 budget has \$46,500 for equipment replacement. Fitness Showrooms gave us a price of \$41,000. A **Motion** was made to approve the purchase of 7 pieces of equipment from Fitness Showrooms for \$41,000 to replace aging equipment. The motion passed.
- **Lake Lodge Geothermal:** Three units were inspected by Rob Feuer from Geothermal Works (affiliated with Sustainable Westchester) to determine their suitability for geothermal conversions. While some units could accommodate conversion without changing ductwork, others would require expensive ductwork modifications. There are currently no meaningful rebate programs that would make sense to convert at individual units or at Lake Lodge.
We are continuing to explore the possibility of converting Lake Lodge to split systems which would also allow for discontinuing the use of an oil-fired boiler. Both split systems and geothermal are predicated on the use of heat pumps.
- **Prosegur Gas & Repairs:** Effective January 1st, Prosegur began fueling and having some repairs made to their security vehicles at our maintenance yard, allowing vehicles to remain onsite for fuel, tires and minor repairs.

Pools:

- Pool season is about three months away. All requested revisions to the DOH application to replace the mechanical equipment at Pool 3 have been submitted. Unless approval is granted by the end of March, the actual replacement may wait until after the upcoming pool season.
- All required documentation has been submitted for review of the proposed repairs to Pool #4.
- New pool furniture has been ordered and pool permit applications have been submitted.
- **PSA's:**
 - Platform tennis: There are two propane heaters located under the two platform tennis courts that allow small amounts of snow to melt. If there is significant snowfall the platforms will not be shoveled and should not be used.
 - Evening shuttle bus runs from Goldens Bridge are scheduled hourly, with approximately 13 MetroNorth trains arriving during those hours. Please choose a train that most closely matches these bus departure times.

There being no further business, a motion was made to adjourn the meeting at 2:30 pm. Motion passed. The next Board meeting is on March 20 at 1:30 pm.

Respectfully submitted by:
Deica Ruiz, Secretary
Heritage Hills Society, LTD