

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – March 20, 2024

Meeting commenced at 1:30 pm

Motions:

- To approve a new Activity: “Crafters in the Hills” – motion passed.
- To approve Meadowlark Park rules amendment: “Vehicles of any kind, except wheelchairs, are prohibited in the Park.” – motion passed.
- To approve the 2024 Pool Rules and Hours – motion passed.
- To approve a new ID card system with product and installation by D-Ben Security Systems, and a cloud-based ID card system using Isonas software, for \$20,121 – motion passed.
- To approve a 3-year pool maintenance contract with Blue Water Pools for 2024/25/26 – motion passed.
- To approve a 2024 contract with SportTech for tennis court maintenance – motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Ann Harper, Dorinda Haskel, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Alan Tepper, and Jay Wright. Joe Kelly, Art Singer, and Carol Vartuli were absent and did not vote on any motions. 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 February 21, 2024 Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

- February income was 527,735 and expenses were \$418,401, leaving a net gain of \$109,334.
- Year to date we have had 16 closings which resulted in \$24,000 from the Purchasers Contribution Policy.
- From our monthly Newsletter we received a total of \$1,473.71 from advertisements.

Willow Wood Gun Club – Gloria Anderson, 2nd VP

The final oral arguments were heard by the Court on February 7th. As of today, there is still no update available. We hope to have news soon.

Activities Committee – Ann Harper, Chair

- A new activity called “Crafters in the Hills” led by Stephanie Carillo will be held in one of our art rooms once or twice a month. A **motion** was made to approve this new activity – motion passed.
- Details of all activities will be sent via Eblast and are posted in the HH Newsletter.

Communication/Website – Carol Vartuli, Chair

The Communication Committee is about to embark on the creation of a new HH website that's intuitive and provides more functions. Its technology will help keep information updated and current. A meeting with the vendor's project manager to start mapping the process has been scheduled for this week. The Communication Committee will pool their varied talents to make the site a fun reality. We plan to reach out to residents to help improve how Society communicates with you. We are planning to hold "Website Play" parties before the new site launches.

Fitness Center – Alan Tepper, Chair

- All equipment remains in a state of good repair, except for one upright bike which is being replaced.
- A 50% deposit has been placed on the new equipment with an approximate delivery date of April 14-20.
- Effective Monday, March 18th residents are no longer required to change out of their street shoes before entering the Gym or the Exercise Room. Over a dozen pair of shoes left in the cubby holes in the vestibule will be moved to the lost and found area of the Activities Office. We ask that residents please pick up their shoes as they will not be kept indefinitely.
- Construction work in the FC and gym was completed on February 26th and 27th. The maintenance crew did an excellent job and repaired all the wall and ceiling cracks, painted, and when they were finished, cleaned the carpeting. Everything looks great. We have received several compliments from residents.
- We are no longer experiencing service interruptions on the TVs that are mounted on various pieces of exercise equipment.
- February 2024 Fitness Center Usage: Exercise Room – 3793 total resident swipes over 29 days with 518 unique resident visits. Basketball Court/Gymnasium – 751 total resident swipes over 29 days with 144 unique resident visits.

Meadowlark Park – Patricia Ploss, Chair

- Several benches in the park will be replaced, especially those in the vicinity of the playground.
- John Milligan is to provide costs for the completion of a 400-foot extension of the Warren Trail that will create a loop in our trail system, and a 180-foot trail connecting two pieces of the Heritage Trail.
- We are looking into the possibility of installing a small gazebo northwest of Meadow Pond.
- Mike McBride has proposed a new children's game called "Disc Golf" that will be installed this spring just west of the playground.
- Our newest addition this summer is going to be bringing in Food Trucks each Thursday from 5 pm to 7:30 pm, from Memorial Day to Labor Day except for July 4. We have commitments from various vendors to provide barbecue, pizza, tacos, and one with hamburgers/hot dogs/chili/Philly cheese steaks. We are awaiting confirmation from one or two more vendors, including an ice cream vendor, to complete the schedule.
- A **motion** was made to clarify one of the Meadowlark Park rules under "Don'ts" to clarify that vehicles of any kind, except wheelchairs, are prohibited in the Park.
- Karl Milde has proposed bringing a summer concert into the Park, more to follow.

Landscape – Patricia Ploss, Chair

- Last year's spring flowers were a great hit, and the Landscape Committee is opting for a very similar look this year.
- We will evaluate Pools 4 and 5 to see if the changes we made meet our expectations for an improved look. We may need to replace some plants but that decision will be made later in the year.
- Last year, we removed some shrubbery impacting the view from Lake Lodge and planted new silver-blue grasses. These are low-growing, and they die back in the winter so no pruning or upkeep is necessary.
- We want to see how the cherry trees that we planted last year are doing.
- Joanne Meder of the Landscape Committee is working directly with the Newsletter to provide pictures and names of our plants, to be featured in the May issue.

Pool Committee – Dorinda Haskel, Chair

- Our 2024 pool season will begin on Memorial Day weekend.
 - The pool rules have been updated and will be posted in the next Newsletter and on our website.
 - The age for Junior cardholders is now 14 years of age as determined by the Westchester Health Department.
 - As a reminder we allow 5 guests per unit per day.
 - Food will be permitted in the pool area on a trial basis and will continue as long as the area is kept clean.
- A **motion** was made to approve the 2024 Pool rules and hours. The motion passed.

Community Affairs Committee – Jack Mattes, Chair

Early voting for the Presidential Primary election begins Saturday, March 23rd at the Somers Town House and continues until March 30th. The absentee ballot deadline is March 23rd. In person Election Day is April 2nd in the Heritage Room from 6:00 am to 9:00 pm.

Audit Committee – Jack Mattes, Chair:

Our Audit is currently in progress with our accountants as we provide documents upon their requests. We anticipate completion by the end of May.

Society Board Elections – Deica Ruiz, Committee Chair

If you are interested in serving on the Society Board, the deadline for accepting applications and bios is April 15, and applications are available in the Activities Office. Any unit owner, unit owner's spouse, or domestic partner is eligible to serve on the Board. Bios for all the candidates will appear in the May Newsletter, and ballots will be mailed to all unit owners the week of May 15. A candidates night will be held soon after ballots are mailed, allowing you to hear from the candidates before submitting your ballots. More to come.

Library – Deica Ruiz, Chair

For April we have 16 new books, including fiction by Amor Towles and Danielle Steel, new mysteries by Dean Koontz and Lisa Gardner, and two nonfiction books, *The Sisterhood*, *The Secret History of Women at the CIA* by Lisa Mundy, and *The Bishop and the Butterfly*, by Michael Wolraich, which offers a fascinating glimpse into justice and corruption in New York during the Jazz Age and Great Depression era. Please check out all our nonfiction offerings, which include biographies, history, current events, and historical novels. Our wonderful volunteers are happy to see you during Library hours, Monday through Friday 10 am to 3 pm, and Saturdays from 10 am to 1 pm. Books can be reserved in person or by calling 914-276-7655 and leaving the name of the book and your contact information.

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

We have concluded that geothermal is not ideal and/or feasible for LL. We are waiting for data for kilowatt hours that can be used to determine if solar panels are an option and if any government grants would be available to us.

Somers Town Update – Bruce Prince

The developer for the construction of the new Somers Police Barracks is proposing a zoning change to the Somers Town Planning Board. More details as information becomes available.

Health & Safety – Flo Brodley, Chair

- The CarFit program begins on Sunday, April 14 from 9 am to 1 pm. This unique program offers our mature residents a personal safety check while seated inside their cars. Dean Kathleen Golisz, of Mercy University, and her team of trained technicians will give 24 HH residents a free personal safety checkup to see if their seating is ergonomic for their better health, if their mirrors are correctly aligned, if any new car equipment is working well and whether adjustments are needed so they end up feeling safe and comfortable in their car. The CarFit class is half full already so make sure to send in your registration by email to Flo Brodley at flo613@comcast.net with your name, unit number, and phone number (cell preferred). No registration is taken by phone.
- Steve Pilla, EMT-P/CIC, will take charge of the first of our two annual classes called **Healthcare Provider CPR with Certification** on Thursday, April 25th, at 5 pm. This professional four-hour class is for EMTs, nurses, doctors, paramedics, lifeguards, and others needing certification, which is good for two years. This class is open to only 15 participants so get your registration in now. The cost of the program this year is \$60, and your check made out to Steve Pilla, should include your name, unit number, phone number, and email address and be placed into the Health & Safety mailbox by April 20th. Our second annual class called

Community CPR, for parents, grandparents, and the public, will take place in September so watch for the announcements during the summer.

- Look for a session in early May called DOROT. This seminar will offer several programs, in-person and virtual, from a local non-profit dedicated for nearly 50 years to fostering social connections using art, music, cooking, education, games, discussion of new ideas, and more. Watch for the announcements in the newsletter and email blasts.
- Our wonderful Nurse Ellie Eidam provides Blood Pressure screenings in the Game Room on the second Friday of each month. You may bring your home blood pressure machine to be checked for accuracy.
- The free File of Life kit may be picked up at the Security, Society, or Activities Offices, one for each person. The kit contains a list of medications, space for personal health issues to be noted, and an emergency contact number all of which are to be written in two segments - one to travel with you and a second magnetic portion to post on your refrigerator. A small identification marker is included and should be placed on the window by your front door to alert Security, EMTs, Police, and Fire Department teams to quickly find your information in case of an emergency.

Security – Rob Casasanta, Prosecur

- February stats: 32 security calls, 54 medical emergencies, 1 car accident, 48 service calls, 11 parking violations, 2 maintenance calls, and 5 fire alarms.
- Joggers and walkers should face traffic, keep to the shoulder as much as possible, and walk single file. If you're out at night, a traffic safety vest should be worn, which can be purchased on Amazon.
- We still have a lost wedding band in our office. If you know anyone who lost one, please contact us.
- Reminder for dog walkers, your pets must always be leashed.

Operations Report – John Milligan, Property Manager

New ID Card System

Our current ID card system is outdated and archaic, it is not expandable, has a very limited database, limited reporting capabilities, and cannot track usage. There are 8,000 HH ID cards in circulation from previous owners and renters. We are moving forward with a new vendor, D-Ben Security Systems, to furnish and install a new cloud-based ID card system using Isonas software. The system will include four new Schlage entry door hardware card readers at the Fitness Center. Board member Joe Kelly and Andrew found sources for ID cards and ID card printers at a substantially lower cost than originally anticipated, and consequently purchased two new ID card printers and 2,000 blank ID cards, in the interest of expediting the issuance of new ID cards. The total cost of \$20,121, which is in line with the \$20,000 budgeted for this project, includes hardware and software installation, an annual licensing fee, and purchase of two printers and blank cards. A **motion** was made to approve the new ID card system. The motion passed.

The transition to the new card system will require participation from the residents because after installation of the new system, the old cards will not work. Pool stickers will be handed out only when you get your new ID card. Eblasts will be sent, and notices will be posted. The Activities and Fitness Centers will have stations where residents can obtain new cards.

Pool Maintenance

We have received three proposals from pool maintenance companies for the 2024 pool season. All include startup (removing cover, installing ladders, equipment prep), delivery of all chemicals through the season, and closing of all pools at the end of season. This has always been a three-year contract. Our last contract with Blue Water Pools was at \$46,000 per season and during the preparation of the 2024 budget, they submitted a proposal for \$66,000 per season for three years, and we included \$70,000 in the 2024 budget for pool maintenance. They have subsequently revised their proposal as follows: for 2024: \$52,995, for 2025: \$59,995, and for 2026: \$66,995. A **motion** was made to approve a 3-year pool maintenance contract with Blue Water Pools for 2024/25/26 – motion passed.

Tennis Court Maintenance

For years, the initial reconditioning and monthly grooming of the 4 turf courts has been performed by Oval Tennis, although both SportTech and Putnam Tennis have provided proposals. Given that Courts #1 & #2 are still within the initial one-year warranty period, it is strongly recommended that at least for this year we use SportTech for the initial reconditioning and monthly grooming. Oval & SportTech have provided a bid, and we will not ask Putnam for a proposal this year. A **motion** was made to have the tennis court maintenance performed by SportTech this year, at a cost of \$4,640 for reconditioning, and \$1,000 for monthly grooming, for a 7 month total cost of \$11,640. The motion passed.

Insurance

With a May 1st renewal date for most of Society's insurance policies, and because it is a significant part of each year's Society budget, we have asked for quotes from Gerelli, Levitt-Fiurst, and Fairfield County. Gene should have a report on these proposals ready for our April Board meeting.

Pools

- The positive movement in the application to replace the mechanical equipment at Pool #3 has been set back by a recent request from the DOH for a language change contained within a letter from Veolia. I have made Bill Madden aware, and a new, original letter will be mailed out. The DOH will not accept a scan or email. This will certainly mean that the replacement of mechanical equipment will not take place until after the 2024 pool season.
- Pool furniture (30 lounges - \$10,000 in the 2024 budget) has been ordered and delivery is expected next week. For years the blue pool furniture has been purchased from a Florida company, Alumatech, and it has turned out to be extraordinarily durable with just a very small handful of chairs or lounges that needed to be replaced. This furniture is now being replaced for one reason – it is stained by sunscreens and lotions which no amount of solvent or effort can remove. It would be helpful and would also save money if residents and their guests covered the chairs or lounges with a towel before using them.

Shuttle Buses

We are averaging six commuters a day morning and evening spread out over four runs. The evening buses leave Goldens Bridge exactly at 5:35 pm, 6:35 pm, etc. per our schedule. Having them wait to meet late or later trains has led to too many confrontations and misunderstandings concerning the schedule.

Meadowlark Park

Our maintenance staff has been working on the outside of Park Place in an ongoing effort to freshen up the appearance of our facilities, be prepared to be impressed.

PSA

Spring bulk pick-up day for Condos 1-8 and 10 to 15 is Saturday, April 13th, and Condos 16 to 30 pick-up is Saturday, April 20th.

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 April 17th at 1:30 pm.

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