

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

Meeting commenced at 1:30 pm

**Motion:**

- To approve the 2025 Budget of \$6,465,643, with a 3.5% increase in Society fees – motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Denise Elliott, Ralph Fatigate, Joe Kelly, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Art Singer, and Alan Tepper. Ann Harper and Jay Wright were absent. John Milligan and Robert Casasanta were also in attendance.

**Gloria Anderson, 1st VP**, greeted everyone in attendance and those watching on Channel 21.

**Deica Ruiz, Secretary**, requested a motion to approve the Minutes of the October 23, 2024 Regular Board Meeting. Motion passed.

**Financial Report – Gene Archer, Treasurer**

- October income was \$538,303 and expenses were \$741,390 with a net negative of \$203,087. Cash on hand is \$803,960. We approved the second round of road paving for \$234,026 and stormwater management had an additional invoice of \$33,000.
- The 2025 proposed Society budget is \$6,465,643, with a 3.5% Society fee increase, and is broken down into Operating Expenses and Major Project Expenses. A **Motion** was made to approve the 2025 Budget at \$6,465,643 with a 3.5% increase in Society fees. Motion passed.  
Operating Expenses: Our largest expenses: Security (19% - \$1,214,370), General Administration (18% - \$1,139,628), Roads & Grounds (16% - \$1,050,745), Pools, Fitness Center & Racquet Sports (9% - \$596,458), Employee Benefits (4% - \$270,555), Debt Services/Loans (4% - 254,048).  
Major Projects: (18% - \$1,147,000) include the ongoing new access card system for a new location, stormwater management, road paving, FC equipment, pool equipment, new shuttle bus, door frames, HVAC split system for LL, redecorating, new audio equipment, and a pickleball canopy.
- A new line item for Redecorating for \$20,000 has been added.

**Newsletter Committee – Gloria Anderson, Board Liaison**

The December issue will include photos of Halloween trick-or-treaters, an update on trash handling, what's now recyclable and what is not, along with a tear-out by Win Waste. In the feature section is a resident artist in the much loved “Meet Your Neighbor” series and a heartwarming “It Takes a Village” piece, as well as a variety of other articles. The “Did You Know” section announces some holiday seasonal events around town and some humorous poetry as well.

**Redecorating Committee – Gloria Anderson, Chair**

Along with Board members Pat Ploss and Deica Ruiz, we are being guided by resident Susan Atwell, a professional decorator and President of Atwell Staged Home. A few subtle changes have been made to the lobby of the AC, the walls have been painted by our maintenance staff, and we ordered two new canvas prints around the fireplace and two new lamps. We also plan to update a few things at LL, which include changing window shades and new photo murals.

**Fitness Center – Joe Kelly, Chair**

- Mary and Jonathon had 18 new consultations scheduled.

- Several pieces of equipment had issues during the month: a cable station machine, two stationary bikes, and two treadmills. Thanks to Mary and our maintenance staff, all equipment except one treadmill is back up and running. Parts have been ordered for the one (1) treadmill that is out of service.
- A new scale for the men's locker room has been purchased.
- Mary is exploring the cost and options available to replace the cable station machine, which has been requiring more maintenance and has been in service for a long time.
- Last week the sprinkler system began leaking and we are preparing to make repairs. This will require the FC to close for at least a day. Residents will receive Eblasts as things develop.
- Beginning Dec. 21<sup>st</sup> residents are to change their shoes before entering.

### **Meadowlark Park – Patricia Ploss, Chair**

The UTV has been purchased and is in use by our maintenance staff. Access to the entire park is now available should there be an emergency, and the UTV will be used for maintenance to install trail markers.

### **Landscape – Patricia Ploss, Chair**

- Fall plantings which include cabbages and kale look beautiful, but some of the mums will be pulled out.
- Our committee will meet in February to discuss Spring plantings.

### **Community Affairs Committee – Jack Mattes, Chair**

- We received a thank you from Guiding Eyes for the Blind for a contribution that resulted from this year's Art Show.
- Toys for Tots will be held on December 7<sup>th</sup> in the HR. All residents are welcome with or without children.

### **Somers Town Update – Bruce Prince**

- Kennedy High School is planning a new fitness center on their campus.
- Sidewalks on the North and South sides of Route 202 are near completion and a crosswalk lighting system is in progress.

### **Library – Deica Ruiz, Chair:**

- For December we are adding 13 new titles, including four nonfiction, and books by favorite authors Robert Harris and David Baldacci.
- Our first "Book Buzz" was well attended, with residents sharing the kind of books they enjoy, and suggesting authors and titles, plus there were delicious home baked goods. We hope to have another "Book Buzz" in the spring and will let you know when that gets scheduled.
- The book search tab on the HH website is up and is current. To find any book in the library's collection, go to hhsociety.org, look for the library tab, and click on Book Search & New Books. At the top of the page, you can click on the list of our newest books. You can also search for books by category, author, or book title. If you don't remember the title of a book but know it has the word "Eagle" in it, go to the "Search" line and put in Eagle. The website page will look slightly different on your iPad, iPhone, or computer, but all the same information is there, so bring a little patience and don't be afraid to play around on the page – you can't break it. And you don't even need to log onto the website, open hhsociety.org, and the tab is right there on the main page.
- The Library is open 10 am to 3 pm on weekdays and 10 am to 1 pm on Saturdays. A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. Books may be reserved by calling 914-276-7655 and leaving the name of the book and your contact information.

### **Security – Rob Casasanta, Prosecur Supervisor**

- October stats: 52 security calls, 91 medical emergencies, 1 car accident, 101 service calls, 2 parking violations, 1 maintenance call, and 6 fire alarms.

- Several phone and internet scams have targeted multiple communities, including some in HH. Phone scammers will typically identify themselves as Medicare, police, lawyers, a court prosecutor, and/or close relatives and can be convincing. Do not give any information out, hang up, and call the State Police at 914-277-3651. On December 18<sup>th</sup> I will present at the 10 A Men's Club and explain how to avoid these scams.

## **Operations Report – John Milligan, Property Manager**

### **Budget Discussion**

Roughly 82% of the nearly \$6.5 million dollar budget consists of operating expenses: Contracts, employee salaries, utility costs, insurance expenses, etc. These are almost all fixed costs, not discretionary. What is discretionary is the remaining 18% of the budget which we refer to as Major Projects. Even this portion of the budget includes expenses that recur every year. The two most significant are paving and stormwater pipe replacement. For 2025, these two budget lines were increased because of the importance of maintaining this critical infrastructure. Expenditures to other areas of building infrastructure are the replacement of the three (3) art studio door assemblies on the lower level of the AC, and Phase 1 of the installation of heat pump split systems at Lake Lodge, which within the next two or three years will allow us to eliminate the oil fired boiler in that building and the annual \$17,000 expense for heating oil and the cost to replace the aging boiler.

The older of the two shuttle buses is nearing 75k in mileage and will need to be replaced with a new bus.

We will continue the phased-in replacement of the treadmills in the Fitness Center, which date back to 2018, and the replacement of the Pool 3 mechanical equipment. With the DOH approval, this long-awaited upgrade can take place before next year's pool season. Finally, we are continuing to update and upgrade our A/V and tech equipment with improvements planned for our audio system and re-location of our TV broadcast equipment.

### **Veolia Lake Lodge Project**

Marcus and John met yesterday with Veolia to discuss the schedule and scope of their water main replacement work at Lake Lodge. Work is scheduled to resume on the Monday after Thanksgiving, Dec. 2<sup>nd</sup>, and in that week it is expected that final tie-ins to put the new section of the water main into service will be completed; this will require a temporary water shutoff affecting Condo 9 and Lake Lodge. As soon as a date for this shutdown is determined, notices will be sent to affected individuals. Also, in that first week of December, additional repairs will be made to the rather rough surfaces on Heritage Hills Drive, although further work is scheduled to take place on that section of the roadway before permanent asphalt restoration is completed.

### **Stormwater Basins**

Also nearly complete is the clearing of the stormwater basins on the west hill, pending an inspection by Steve Woelfle from the Town of Somers.

### **UTV/Meadowlark Park**

Maintenance staff have been adding to the trail markers which have not kept pace with our trail expansions. This work has been made easier using the new UTV.

### **Fitness Center issues**

- Replacement of several sections of leaking sprinkler pipe will require opening various ceiling areas within the exercise area and vestibule and will require closing the FC for at least two days. No date for this work has been scheduled.
- We are coming upon that time of the year when it will be required to change shoes before using the gym and Fitness Center. While there are benches and cubbies in the vestibule to change footwear, the cubbies are not lockers. Any shoes left in the cubbies will be collected regularly by our nighttime cleaning crew and will be placed in the lost and found bin near the Activities office.

There being no further business, a motion was made to adjourn the meeting at 2:15 p.m. Motion passed. The next Board meeting is on December 18 at 1:30 p.m.

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