

Hidden Ridge at Kutsher's Country Club  
Homeowners Association, Inc.  
PO Box 976  
Monticello, NY 12701  
845-794-7173  
Fax: 845-794-4316



**Minutes of the Hidden Ridge Homeowners Association  
Meeting of the Board of Directors**

**Date/Time: August 26, 2012, @ 10:00 AM**

**Location: State of New York, Sullivan County, Monticello, NY, Hidden Ridge Clubhouse**

**Board Members Present:** Bonnie Siegel, Ed Hertz, Lenny Kirschenbaum, Chuck Greenberg, Jerry Bassik, Karen Seltzer, Jill Friedman

**Observers Present:** Betty Fuchs, Lenny and Lynn Keusch, Esther Seltzer, Michael Seltzer, Helene Schulman, Larry and Ruth Shifman

The meeting was called to order at 10:10 AM by Bonnie Siegel

Linda Solomon who was acting as recording secretary resigned. Joyce Bragin volunteered to fill this position.

**Approval of the Minutes:**

The minutes of the July 12, 2012 meeting were distributed.

**Motion:** To accept the July 12, 2012 minutes was made by Ed Hertz and seconded by Karen Seltzer.

**Motion passed:** 6 yes, 0 no, 1 abstain (Chuck Greenberg was not on the Board at that time)

The minutes of the July 14, 2012 meeting were distributed.

**Motion:** To accept the July 14, 2012 minutes was made by Jerry Bassik and seconded by Ed Hertz.

**Motion passed:** 6 yes, 0 no, 1 abstain (Chuck Greenberg was not on the Board at that time)

The minutes of the July 29, 2012 meeting were distributed.

**Motion:** To accept the July 14, 2012 minutes was made by Jill Friedman and seconded by Karen Seltzer.

**Motion passed:** 7 yes, 0 no, 0 absent, 0 abstain

The following motions that were made and approved between meetings were entered into the minutes:

One of our maintenance men (Wayne) quit unexpectedly.

**Motion:** To hire someone to replace him at the rate of \$11 per hour. Motion made by Bonnie Siegel and seconded by Ed Hertz.

**Motion passed:** 7 yes, 0 no, 0 absent, 0 abstain

**Motion:** To give Richard Spears and Michael Hadden an increase in pay of \$1 per hour. Motion made by Bonnie Siegel and seconded by Ed Hertz.

**Motion passed:** 7 yes, 0 no, 0 absent, 0 abstain

Wayne asked to be rehired.

**Motion:** To rehire Wayne. Motion made by Bonnie Siegel and seconded by Ed Hertz.

**Motion passed:** 7 yes, 0 no, 0 absent, 0 abstain

## **Reports:**

### **President:**

- **Clubhouse:**

The Code Enforcement Officer sent Bonnie information regarding the shutting down of the fire alarm system for the winter. (See attached excerpt from the fire code). After discussion after reading section 311.2, there are still questions. Bonnie will contact Logan Ottino to schedule a visit to see if we can actually shut the building for the winter. We will then contact PN Fire and Burglar Alarm. If we cannot, we will have to heat the building at 40 degrees. If we have to keep the building open, we will then contact CES to find out about a budget billing plan.

Our new sound system is now totally operational. There was a training session for those using the system – Bonnie, Ed, Jeff and Karen.

- **Legal Matters :**

Monies owed:

109 Drive – We cannot attempt to collect from anyone who has filed for bankruptcy. They are protected under the bankruptcy codes.

8 Drive – They There is nothing new to report.. Bonnie will direct Henri Shawn to start an action.

29 Terrace – It is currently maintained by Integrated Mortgage Systems. According to them, the property is not in foreclosure yet. It is still owned by the homeowner. There is no court action yet. Henri Shawn wants to prepare a summons and complaint in the Supreme Court.

18 Terrace – The Sherriff in NYC is no longer receiving money. Another information subpoena on banks, employer and the homeowner is needed.

142 Drive – Attempts to contact the son of the former owner have met with no success, Since this was a tax foreclosure, no further legal action should be taken and the amount due should be written off as uncollectable.

84 Drive – Two months in arrears. A copy of his letter will be sent to Henri Shawn to follow up.

86 Drive – Before we can push for the other monies owed, a motion to remove the husband from the action must be done. In regard to the action that was submitted in Long Island, the judge has 60 days in which to make his decision

- **Insurance:**

Letters were sent to several homeowners regarding the submission of their current insurance certification. The responses are coming in. There is one homeowner (173 Drive) who has never submitted any certification after several attempts. A letter was sent to the owner on August 9, 2012 giving her 30 days to produce such document.

### **Vice President:**

- **Maintenance:**

**Paving:** Ed was been quoted prices for paving the handicap parking area by the pool and an area to extend the parking by the clubhouse.

Upstate Pavers quoted as follows: \$4750 for the small lot (1956 square feet) and \$6900 for the clubhouse parking extension (3620 Square feet) for a total of \$11,650

Superior Pavers quoted a total of \$20,600

**Motion:** To pave both the handicap parking by the pool and to extend the parking lot by the clubhouse for a maximum of \$11, 650.

Motion was made by Jill Friedman and seconded by Jerry Bassik.

**Motion passed:** 6 yes, 0 no, 0 absent, 1 abstain (Lenny)

Ed received quotes regarding the paving for a tennis court to be located by the area cleared last year near the parking lot for the clubhouse. The underlay would run approximately \$25,000 and there would be additional expenses for a fence, moving one of the sheds so that it would be in accordance to regulations.

No vote was taken this time. It was suggested that money for this could come from the reserve fund and be categorized as a capital improvement.

- **Sales and Rentals:**

A contract has been made for 44 Drive.

**Treasurer:**

**Financial Status:**

Operating Account:	\$ 129,732
Money Market:	\$ 100,021
Reserve:	\$ 50,019
Total:	\$279,772 ,

**Audit:** The draft of the audit was sent to Bonnie and she gave it to Chuck for review. There was a question regarding the use of the credit cards. They have a meeting on Monday, August 27, 2012 with the auditor. As soon as it is ready, it will be distributed to all homeowners.

**Secretary:** no report

**Pool:**

**Closing:** The pool is expected to close on September 17, 2012. Weschler Pool Service will be here on September 18<sup>th</sup>.

**Inspection:** We are awaiting the result of the report sent by the engineer to the Department of Health.

**Mechanical Issues:** We installed a new chlorine pump. There have not been any mechanical issues since its installation.

**Noodles:** It was suggested that all noodles be put away each day. If they are not, they will be thrown out.

**Pool Deck:** Jill will enlist volunteers to straighten the chairs on a daily basis

Jill will write an article for the GEM next spring regarding keeping the pool area in a neat and clean

**Social Committee:**

**Labor Day Party – As** of today, she has 100 reservations. The deadline is Tuesday, August 28, 2012.

**Bingo** will continue until September 4<sup>th</sup>.

**Movies** will continue until September 6<sup>th</sup>.

There will be a **Pot Luck Dinner** on September 8<sup>th</sup>. The Pot Luck Dinner is being coordinated by Esther Seltzer.

### **Sanitation and Recycling:**

Bonnie called the company on August 20<sup>th</sup> as there was no pick up on August 16th. She ended up speaking to the owner of the company and listed all of our complaints which were never rectified. He came and inspected all of the dumpsters with Bonnie, Mike and Lenny. The next day, a technician was here repairing wheels on the dumpsters. Rotted dumpsters were removed and preplaced with new or refurbished dumpsters. There will not be any charge to Hidden Ridge.

### **Advertising Committee:**

- As a result of the ads being put in the New York Times, Village Voice and Pennysaver (2 zones on Long Island), the advertising committee has received 11 calls. Some people visited Hidden Ridge during an Open House and met with the realtors.
- There is remaining approximately \$900 to spend this spring. They are looking to place ads in The Jewish Journal in Florida and the Jewish Week in NY area.

### **Beautification:**

Boxes that will be used to plant perennials have been erected near the parking lot of the clubhouse.

**GEM:** The next issue of the GEM will be out in early September. Suggestions for getting ready for the winter months will be included.

### **Items for Discussion and Action:**

**Security Cameras:** We received a proposal for the installation of security cameras at the back gate from PN Burglar and Fire Alarm. (copy attached). Our maintenance men will assist laying the cable to keep the cost down.

**Motion:** To install security cameras at the back gate for no more than \$2400.

Motion made by Bonnie, seconded by Lenny

**Motion passed:** 7 yes, 0 no, 0 absent, 0 abstain

It is time to renew our **snow plowing contract**.

A motion was made but there were questions that need to be answered regarding the steps etc. After these questions are answered, we will vote on a motion.

### **Tax Grievances:**

We received information from Richard Newberg and Henri Shawn regarding their procedures for assisting homeowners to file tax grievances.

Jill had made the initial contact with Mr. Newberg who forwarded information to Bonnie. He further requested a list of names and addresses of all the homeowners from Bonnie. See attached emails.

Betty Fuchs interjected that Mr. Newberg was better connected in the County. Bonnie mentioned that our other legal matters are handled by Shawn Law Offices.

Before the Board could decide one lawyer over another, there were several questions regarding monetary issues that needed to be addressed. Bonnie took the questions and will send a letter to the lawyers.

A motion was made but was tabled pending the answers to the questions.

**Request from a homeowner:** Lenny Kirschenbaum needs to have his heating unit raised. Lenny has spoken to his neighbors and they do not have any problems.

**Motion:** To allow Leonard Kirschenbaum to move his heating unit to the side of his house.

Motion made by Lenny, seconded by Karen

**Motion passed:** 6 yes, 0 no, 1 absent, (Jill left the room) 0 abstain

**Pool Hours:** It was suggested that the pool hours be posted.

Bonnie suggested that a group of the Board sit and look at the A to Z Book and incorporate all of the rules into it (rental rules, sales rules, dog rules, pool rules etc so that everything is in one document. Lenny, Karen, Ed, Bonnie and Chuck will meet to work.

**Good and Welfare:**

**Betty Fuchs** recommended that we wait until after thw winter to do the paving.

**Betty** read some notes sent by the **Scheeters:**

- 1 – A meeting should be held at the end of the season to review the season and make recommendations
- 2 - The Audit and Budget should be available for the annual meeting.
- 3 - Foilage overhanging roofs and gutter should be the responsibility of the HOA.

**Lenny Keusch** thanked the Board for all of their hard work.

**Esther Seltzer** recommended that we call the NYS Attorney Generals office to check on any paver that we would consider using.

**Adjournment:**

The meeting was adjourned at 12:15 PM.

Attachments:

Email from Steven Kaufman, PN Fire and Burglar Alarm Co,

Correspondence from Richard Newberg

Correspondence from Henri Shawn

Fire Code Excerpt