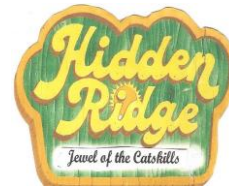


Hidden Ridge Homeowners Association, Inc.  
PO Box 976  
Monticello, NY 12701  
845-794-7173  
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**Minutes of the Hidden Ridge Homeowners Association  
Meeting of the Board of Directors  
Date/Time: July 12, 2015 @ 10:00 AM  
Location: Hidden Ridge Clubhouse, Monticello, NY, Sullivan County**

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

**Board Members Absent:** None

**Observers Present:** Barry and Hermine Block, Helen Badain, Maria Waksman-Fuchs, Joe Gluck, Betty Jakubowicz-Fuchs, Ben Lorick and Michael Valcin, Sharlene Perez and Mel Perlman, Jack Sachs, Robbie and Stan Schecter, Tatiana Shorten, William Stevens, Michael Zwicker

Bonnie opened the meeting at 10:10 AM

**Minutes:**

The minutes of the Board Meeting on May 31, 2015 were distributed.

**Motion:** To accept the minutes of the May 31, 2015 meeting

Motion was made by Karen, seconded by Lenny .

Motion passed 5 yes, 0 no, 2 abstain, 0 absent.

The following motions that were communicated to the Board via email were reviewed and read into the minutes:

1- June 7, 2015

**Motion:** To accept the amended budget (copy attached).

**Motion passed.**

2- June 19, 2015

**Motion:** To purchase three tables with umbrellas and umbrella bases for the pool area for a cost of approximately \$1,050 plus shipping and tax.

**Motion passed.**

**President's Report:**

1- New umbrellas, tables and umbrella bases were ordered for poolside.

2- Warren Berkowitz was able to get a good price for the staff shirts as well as the community tee shirts and sweatshirts. They have been ordered and received.

**3- Legal:**

a- Delinquent accounts;

a. Those that are in arrears for large amounts are an ongoing item and the lawyer is working on them.

b. Those that have recently missed a payment are being sent letters.

**4- Oster Petting Zoo:**

a- There had been no resolutions thus far for where to place the sign directing people to the Family Fun Farm and not on Hidden Ridge Property.

- b- We spoke to Abhay Jain and he feels Veria Life may give permission to put up the sign on the corner of Kutsher Rd. and Old Liberty Rd. The lawyer for Veria would have to be contacted.

**5- Update on Veria Life :**

- a. We received a response from Glenn Smith stating the “Hazmat” found on Kutsher’s property was asbestos insulation used in construction of the old buildings. The removal took longer than expected and is now essentially completed (copy attached).
- b. The letter also stated that the water supply is from drilled wells on the south side of Kutsher Rd. with two reserve wells near Anawana Lake and are constantly being tested by NYS Certified Labs.

**6- Sales & rentals:**

- a- There are currently twelve seasonal rentals and four full time renters.
- b- Fifteen homes are listed for sale at a range of \$35,000-\$99,000.

Bonnie stated that she was working on:

- 1- Dog Licenses.
- 2- Next of Kin Forms.
- 3- Insurance Certification.
- 4- Directory

**Treasurer’s Report:**

Ed Hertz stated that the cash balances in the bank are:

1- Checking	\$ 112,990.21
2- Money Market	\$ 20,013.16
3- Reserve	\$ 151,242.09
Total	\$ 284,245.46

**Committee Reports:**

**Advertising:**

Chuck announced since advertising has been eliminated from the budget, there is no report.

**Beautification:**

- a- Eddie Erlich, Brian Kudler and Carol and Bruce Baken were recognized for their purchase of plants to beautify the community. Eddie and Rhoda were commended on placing the plants and planting them.

**Clubhouse:**

- a- An insurance check has been received for the clubhouse. We are awaiting word from the adjuster regarding the dance floor.
- b- New sidewalks will be needed by the clubhouse. The overhang is sagging and the sidewalk is uneven and cracked. We are awaiting two estimates from contractors.
- c- Fred and Mindy Hirsh were thanked for their donation of a foosball table

**Gem:**

- a- Sol Klein has volunteered to become the business manager of the Gem.
- b- A thank you was given to Larry Miles for delivering the Gem to all the homeowners at Hidden Ridge.

**Long Range Planning:**

- a- A survey will be going out to the community regarding playground, golf, tennis courts and etc. It’s asking the priorities and giving possible assessment terms to choose from.

**Maintenance:**

- a- Bonnie thanked those who filled out the maintenance requests properly:
- b- The maintenance crew has been working on the following: clearing and repairing gutters, installing dry wells needed where flooding occurs, repairing storm drains & etc.
- c- We have a new roofer who is going around and checking possible problems that homeowners are concerned about. The following are being looked at and will be addressed:

46 Drive, 76 Drive, 128 Drive, 173 Drive, 36 Terrace, 48 Terrace and 52 Terrace.

**Pool and Pool Pavilion:**

- a- People were asked to adhere to the pool rules regarding rafts.
- b- The temperature and chemical levels are being checked a three times a day.
- c- Three new tables, umbrellas and umbrella bases were received. There are still 3 old tables with 2 umbrellas that are in bad shape.

**Motion:** To purchase three more sets at the cost of approximately \$1200

Motion was made by Karen and seconded by Chuck.

**Motion passed:** 7 yes, 0 no and 0 absent.

**Social Committee:**

- a- Successful breakfast, pool party, two shows, bingo, and movies so far.
- b- Next week will be two comedians and a one man band.

**Elections:**

- a- Ballots were hand delivered and signed for or mailed.
- b- Meet the candidates is next week.
  - a. Fred Hirsh contacted Bonnie regarding info he read in the offering plan and bylaws regarding the number of Directors and cumulative voting. Bonnie checked out the by-laws and found the following amendments that were passed by the Association:
    - 1- You can only vote for a candidate once, no cumulative voting (1989)
    - 2- Majority vote wins 2/3 is not necessary (1990).
    - 3- "The number of Directors which shall constitute the whole board shall not be less than three or more than seven" (1990).

**Gym:**

- a- Most of the equipment has been repaired or adjusted already.
- b- A new recumbent bike is necessary; the cost will be \$2,760. The two old seats can be saved for future use. A motion was made to purchase a new bike and it was passed unanimously.

**Motion:** To purchase a new recumbent bike at a cost of \$2,760.

Motion made by Karen seconded by Larry.

**Motion passed** unanimously 7 yes, 0 no 0 absent.

- c- We also will need a new treadmill soon at a cost of \$4,500. No vote was taken.

**Uniforms:**

New green Hidden Ridge shirts were purchased for the staff and safety patrol.

**Good and Welfare:**

- a- Lenny brought up the possibility of building a dog run.
- b- New blue Tee shirts and fleece sweat shirts were purchased to be sold to residents.
  - 1- Tee shirts \$10.
  - 2- Fleece sweatshirts \$20.
- c- Stan and Robbie Schecter stated that the vegetation needs to be cut more often and the weed whacker needs to be used more.

- d- Betty Fuchs brought up;
  - 1- Overhanging tree branches against the house.
  - 2- She then brought up that we need access to homes not in use. Chuck Greenberg is currently working on a letter to those homeowners.
  - 3- She also suggested that the backs of homes should be inspected and a letter should be created and sent to the homeowner.
- e- Ben Lorick discussed the need for lighting going up the road from the clubhouse and going to the back gate. He stated that the street lights are presently out of service.
- f- Jack Sachs, Hermine Block, and Lenny Kirschenbaum discussed leaks in the hose in the hot water closet coming from the washing machine.

The meeting was closed at 11:00.

Attachments:

- a- Letter from Glenn Smith
- b- Revised budget

**GLENN L. SMITH, P.E.**  
**Consulting Engineer, P.C.**

Licensed in New York, New Jersey and Pennsylvania

533 Broadway / P.O. Box 156  
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June 25, 2015

Hidden Ridge Homeowners Association, Inc.  
PO Box 976  
Monticello, NY 12701

Attn: Bonnie Siegel, Pres.

Re: Veria Lifestyle Wellness Center,  
Former Kutshers Resort

Dear Bonnie,

Thank you for your recent letter regarding the Veria Lifestyle project.

Regarding your specific question on what "Hazmat" was found, several of the old hotel buildings were constructed with asbestos insulation and sound mitigation materials, currently considered hazardous by governmental regulations. The removal and remediation of those materials where found, in accordance with NYS Dept. of Labor regulations, took considerably longer than originally anticipated. This work is now essentially completed and the site is being restored.

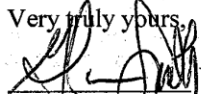
Regarding the March 25, 2015 town planning board minutes you quoted, the reference to my statement about what our client found "underground" is obviously misquoted, since I have never been informed or advised nor otherwise made aware of any "underground" issues, either positive or negative, at that site. I'm certain my remarks were referencing the above-noted buildings issues as found "on the grounds" that prompted the change in site location.

Your primary water supply is provided by drilled wells located on the south side of Kutsher Road, with two excellent secondary wells near Anawana Lake, all disinfected prior to entering the distribution piping. Those wells are tested frequently by Mr. Kutshers staff and consistently found to be of satisfactory sanitary quality as related to NYS Department of Health regulations for community water supplies. Those wells will continue to be sampled and tested by NYS Certified Laboratories to insure their potability.

I trust the above is sufficient for your use.

Thank you.

Very truly yours,

  
Glenn L. Smith, P.E.

GLS/mdc

Budget May 1, 2015 – April 30, 2016

**INCOME**

<i>Late Fees</i>	3500
<i>Maintenance Fees</i>	585000
<i>Other Income</i>	10000
<i>Rental Fees</i>	8400
<i>Transfer Fees</i>	5850
<b>TOTAL INCOME</b>	<b>\$612,750</b>

**EXPENSES**

<i>Audit</i>	9750
<i>Billing/Accounting</i>	9000
<i>Cable/Phone</i>	3800
<b>Clubhouse Expenses</b>	
<i>Entertainment</i>	22000
<i>Maintenance</i>	9000
<i>Electric</i>	12000
<i>Franchise Tax</i>	600
<i>Heating/Gas (pool and clubhouse)</i>	13000
<i>Insurance</i>	25000
<i>Legal Fees</i>	5000
<i>License &amp; Fees</i>	500
<b>Maintenance</b>	
<i>Gas</i>	4300
<i>General</i>	60000
<i>Octagon Windows</i>	22500
<i>Paving</i>	20000
<i>Retaining Walls</i>	5000
<i>Roof Repairs</i>	50000
<i>Maintenance Equipment Purchase</i>	25000
<i>Maintenance for Equipment</i>	5000
<i>Maintenance Equipment Rental</i>	500
<i>Meeting and Entertainment Expense</i>	7000
<i>Office Expense</i>	6000
<b>Payroll Expenses</b>	
<i>Maintenance</i>	147000
<i>Safety</i>	42300
<b>Payroll Taxes</b>	
<i>FICA Expense</i>	11835
<i>FUI Expense</i>	375
<i>Medicare Expense</i>	2750
<i>SUI Expense</i>	8550
<i>Pest Control</i>	10800
<i>Pool Maintenance</i>	14325
<i>Real Estate Taxes</i>	500
<i>Refuse Removal</i>	11000
<i>Safety – Gas Allowance</i>	2600
<i>Uniforms</i>	750
<i>Water</i>	45000
<b>TOTAL EXPENSES</b>	<b>\$612,750</b>
<b>INCOME OVER EXPENSES</b>	<b>0</b>