

Hidden Ridge Homeowners Association, Inc.  
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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
THE HIDDEN RIDGE HOMEOWNERS ASSOCIATION  
HELD ON JULY 10, 2016 AT 10:00 AM IN THE  
HIDDEN RIDGE CLUBHOUSE, MONTICELLO, NEW YORK

**Directors Present** - Bonnie Siegel, Lenny Kirschenbaum, Chuck Greenberg, Fred Hirsh, Karen Seltzer, Jerry Bassik, Ed Hertz

**Directors Absent** - none

**Observers Present** - Donald Singer, Ben Lorick, Michael Valcin, Jack Sachs, Betty Fuchs, Rhoda Hertz, Lenny Keusch, Joe Gluck. Other members or observers may have been present but did not sign in on the sign in sheet.

The meeting was called to order by at 10 a.m. by President Bonnie Siegel.

On motion by Karen Seltzer seconded by Fred Hirsh the board waived the normal order of business to permit Andrew Pavloff, CPA, the accountant performing the certified audit of the Hidden Ridge Homeowners Association, Inc. to make presentation of the proposed audit report.

Motion passes - 7 yes 0 no

**Presentation by Andrew Pavloff, CPA:**

Andrew Pavloff made a presentation about the material contained in the audit. The board pointed out a typographical error on Page 3 of the report, an error on page 4 of the report relating to sewer expenses and page 10 of the report relating to major repair and replacement expenses regarding the Water System. Mr. Pavloff was advised the HOA has no financial responsibility relating to the sewer system. The individual owners are responsible for the maintenance of the waste water system within each unit. Sullivan Infra West owns and is responsible for the maintenance of the sewer system outside of the units. Mr. Pavloff was further advised that each unit owner pays an annual fee to Sullivan Infra West relating to the sewer and waste water system, Mr., Pavloff was further advised the water system is presently owned by Crystal Water who is responsible for the maintenance of the water system. Hidden Ridge Homeowners Association has not responsibility for providing drinking water to any of the units.

Mr. Pavloff advised the Board the report would be corrected to reflect these corrections.

Mr. Pavloff answered questions from the Board regarding the accounting practices and procedures of the Board.

Mr. Pavloff advised the Board the final report as corrected would be probably be issued by July 15, 2016.

Bonnie Siegel thanked Mr. Pavloff on behalf of the Board for attending the meeting.

After Mr., Pavloff's presentation, the Board began its normal business meeting.

**Distribution and Acceptance of the Minutes:**

Bonnie Siegel asked the Board to accept the minutes of the regular meeting of the Board of Directors of the Hidden Ridge Homeowners Association held on May 29, 2016 as distributed. A correction was noted in the third line of Item h. - Safety on page 5 of the minutes. The word "security" was replaced with the word "safety".

On motion of Jerry Bassik, seconded by Karen Seltzer, the minutes of the regular meeting of the Board of Directors of the Hidden Ridge Homeowners Association of May 29, 2016 were accepted as corrected.

6 Yes 0 No 1 Abstain

Bonnie Siegel asked the Board to accept the minutes of the Executive Session of the Board of Directors of the Hidden Ridge Homeowners Association held on May 29, 2016 as distributed.

On motion of Chuck Greenberg seconded by Fred Hirsh, the minutes of the Executive Session of the Board of Directors of the Hidden Ridge Homeowners Association as distributed were accepted.

## **PRESIDENT'S REPORT:**

### **Sales and Rentals:**

Bonnie Siegel reported there was 1 full time and 12 seasonal rentals. The HOA has collected the rental fee from all the rentals except one. The check in payment of the final rental fee was supposed to be in the mail. Bonnie Siegel reported that 95% of those who wanted to rent their unit for the season had been able to do so.

The sale of three units are presently pending, 125, 128 and 163 Hidden Ridge Drive, Prices on the sales were all about \$50,000. One of the sales was being delayed because of estate issues.

The HOA received the \$975 transfer fee due on the transfer of 86 Hidden Ridge Drive to Ocwen. Ocwen transferred this unit to DTH Brokerage in April or May 2016.

Bonnie Siegel spoke with Dave, who she believes is the "D" in DTH Brokerage about the condition of the unit. DTH did not appear to know that unit had been stripped down to the studs for mold remediation. Bonnie took pictures of the unit as it presently exists and sent them to DTH.

Bonnie Siegel has sent DTH Brokerage a statement requesting payment of the transfer fee and a statement requesting payment of the HOA fees due from the date the unit was transferred from Ocwen to DTH Brokerage and advising DTH Brokerage of the HOA fees due in the future. The HOA fees on 86 Hidden Ridge Drive have been paid through May 2016.

Bonnie Siegel advised the members that she and Lenny Kirschenbaum attending the foreclosure sale of 18 Hidden Ridge Terrace. Deutsche Bank, the mortgagee, purchased the unit at the foreclosure sale.

Fred Hirsh has prepared a letter to be sent to Deutsche Bank to advise the bank the HOA expects the payment of the \$975 transfer fee and to advise the bank it has to pay the HOA fees due from the date of sale and in the future.

### **Gates:**

Bonnie advised the members several of their questions about the operation and location of the gates have been answered. The gates are warranted for two years. Once the warranty on the gates expires, the cost of a maintenance contract will be between \$1200 and \$1500 per year.

Installation of the gates will begin in August and should be completed by Labor Day.

Once the gates have been installed and are to become operational, the contractor installing the gates will have a meeting to which the entire community will be invited to explain the operation of the gates.

The main entrance to the complex with the telephone access will be moved to the Old Liberty Road entrance.

Questions relating to liability issues regarding the gates were explained by Fred Hirsh.

Jerry Bassik is to speak to the local county legislator to try to obtain a sign for Old Liberty Road advising drivers on Old Liberty Road of the entrance to the Hidden Ridge complex.

### **Tax Grievance Update:**

All members of the Hidden Ridge community who joined in the tax grievance procedure should have received a letter from the Assessor of Taxes for the Town of Thompson indicating their request for a reduction of their assessment for the year 2017 has been turned down. The attorney representing the members of the community who joined in the assessment grievance will be filing an appropriate action to challenge the Assessor's actions.

**VICE PRESIDENT'S REPORT** - Lenny Kirschenbaum reported the identification and removal of trees in the community that are diseased, dead or dying continues. Those trees that pose a danger to people or property will be removed first. New trees will be planted or the areas from which the trees were removed will be seeded with grass seed.

**TREASURER'S REPORT** - Chuck Greenberg reported the amount on deposit in the HOA's accounts as of the date of the meeting was \$223,518, approximately \$38,000 less than last year at the same time.

As of the date of the meeting, the HOA has accounts receivable of approximately \$126,000, \$103,000 of which is owed by the owners of 5 units.

Income for the year is \$158,085. Last year at the same time income was \$155,968.

Expenses to date are \$134,214. Last year as of the same time, expenses were \$114,891. The largest increase in expenses was for tree removal.

General maintenance expenses to date for this year were \$26,242. Last year at the same time, general maintenance expenses were \$15,391.

Roof expenses for this year to date were \$25,600. Last year at this time, roof expenses were \$16,500.

Payroll expenses to date this year were \$21,750. As of this date last year, payroll expenses were \$27,704.

Safety patrol payroll expenses to date were \$4845. Safety patrol payroll expenses to date last year were \$8987.

The HOA has one less employee this year than last year. At the present time, there is no coverage in the safety booth on Sunday night.

Bonnie has requested that Chuck explore the possibility of changing banks. The HOA presently maintains a reserve, checking and money market account with National Bank of Delaware County. The bank also has issued corporate credit cards to some of the members of the Board of Directors. The bank is changing to Bank of Wayne County.

Bonnie has asked Chuck to determine if any of the branches of any of the national banks can provide the HOA with the same banking services presently provided by NBDC for the same or lesser charges.

At the present time, Ed Hertz is the guarantor of the HOA obligations. Since Ed is leaving the Board, a new guarantor will be needed.

### **SECRETARY'S REPORT**

#### **Legal Report –**

Fred Hirsh reported that a limited number of members owe the HOA about \$100,000 in unpaid HOA fees. These fees have accrued over several years. Fred has been trying to contact the HOA's attorney regarding the status of the claims regarding Richman, Silber and Levine (86 Hidden Ridge Drive) without success.

The HOA has retained an attorney to take action to recover these unpaid HOA fees. Several of those actions have resulted in the entry of judgments that are unenforceable at the present time.

Fred Hirsh asked the Board to consider hiring a new attorney who would be more aggressive in pursuing these claims. Fred believes some of the actions are not being prosecuted as expeditiously as possible.

## **Committee reports:**

**Advertising** - no budget, no report

**Beautification** - More people are needed to work on the cul-de-sac gardens. The grass needs to be cut and weed whacking needs to be done. Rhoda and Ed Hertz requested more assistance from the HOA staff. Bonnie indicated she will speak with the staff and make arrangements for the staff to assist on a more regular basis,.

**Clubhouse** - Clubhouse is in good condition

**GEM** - The July edition of The GEM will be out later this week. It will be posted on-line for those who have chosen not to receive a hard copy.

**Long Range Planning** - All plans are presently on hold because of financial constraints.

**Maintenance** - The staff is continuing to rebuild storm drains as needed. The staff is continuing to pick up the remains of the trees that had to be cut down because they were dead, dying or diseased. The maintenance staff is continuing to perform the other maintenance around the complex on a regular or as needed basis.

**Pool and Pool Pavilion** - The pool is not leaking. The pool heater still needs some tweaking to keep the temperature at approximately 84 degrees. The HOA is looking into purchasing an automatic pool vacuum. Prices range between \$1500 and \$6000. The HOA will investigate whether an automatic vacuum is appropriate and if so, what is the appropriate vacuum to purchase.

The HOA will investigate the cost of an outdoor shower at the pool so members can shower before entering and after leaving the pool.

On motion of Fred Hirsh seconded by Bonnie Siegel, the Board approved an expenditure of up to \$100 to purchase an outdoor shower attachment for the pool.

The clock at the pool is running about 20 minutes slow. The battery will be changed. If this does not resolve the problem, the HOA will purchase a new all weather clock for the pool.

A new CD player and radio has been purchased for the pool.

**Safety** - We have not had a safety patrol person on Sunday evenings for the past several weeks due. Toby will start as a safety patrol on Sunday evenings beginning on July 10, 2016. The HOA now has a person in the safety patrol booth from 6 p.m. to 2 a.m. seven days a week.

**Sanitation** - The collection schedule is off one day this week because of the July 4th holiday. A bear went through the dumpster by the clubhouse. The Board will ask Thomson Sanitation to provide the HOA with a dumpster with a better cover so that bears will not be able to open the dumpsters.

Members and renters were reminded to keep all the dumpsters around the property closed.

**Social Committee** - Karen Seltzer reported the pool party on July 2nd was a great success. She thanked Robbie Schechter, Erica Sadowsky and Ben Lorick for running this event.

The July 3rd Barbecue was a great success. Over 100 people attended. The Barbecue was followed by a performance by Larry Chance and the Earls.

There were sufficient left-overs from the barbecue and the July 2nd pool party for an impromptu pool party on July 4th,

Tuesday night bingo will begin on July 5th.

Thank you to Jeff Lynn for providing the movies for the Thursday evening movies.

Karen announced the first Saturday night program of the program of the summer season, a magician and mentalist was well received. She thanked Randi and Warren Berkowitz, Betty and Harvey Fuchs, Ed and Rhoda Hertz, Mindy and Fred Hirsh, Eddie Erlich and Brian Kudler and all others who helped with the planning, set-up, purchase of food and clean-up for this event.

The next event Saturday Night event is Casino Night on July 16th.

**Web site** - The web site is up to date.

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

**Gates update** - see President's report

**Tax Grievance** - see President's report

**Gardens** - See President's report and Beautification Committee report

**Change of Legal Counsel** - See Secretary's Legal report

**Change of Bank** - See Treasurer's report

**Purchase of Vacuum at Pool** - See Pool and Pool Pavilion Committee Report

**Shower at Pool** - See Pool and Pool Pavilion Committee Report

**Inspection Committee** - The Board discussed creating an inspection committee to inspect the community to determine if the properties are being properly maintained. One of the units recently had to have a wall replaced because of damage caused by improper trimming and pruning of exterior plants within 3 1/2 feet of the unit. There were complaints that members are placing rugs or other items on common HOA property without Board permission and/or approval and not removing them. The bushes and shrubs at several of the units that are seldom used are overgrown. Members have to be reminded that maintenance of bushes and shrubs and other plants within 3 1/2 feet of the property line is the responsibility of the unit owner. The HOA maintenance crew will not trim or prune bushes or shrubs located within 3 1/2 feet of the building unless the bushes or shrubs extend above the roof line and threaten to clog the gutters.

The Board will ask members to serve on this committee to inspect the units and to make recommendations regarding the action that can or should be taken regarding these issues and to remedy these conditions.

**Reaching out to all Hidden Ridgers** - Some members of the Board were concerned that many of the members of our community participate in none of the community events or activities and do not make use of the community facilities. Some of the members of the Board were also concerned that several unit are seldom if ever used.

There was a discussing amongst the members of the Board as to what step if any could or should be taken to encourage the members to participate in community activities and to use community facilities. There was no consensus of the Board as to what steps should or could be taken to involve better involve these members in the community.

**Solar Panels** - Jerry Bassik indicated he had made some preliminary inquiry about installing solar panels to provide electric for the pool and clubhouse and other portions of the community. Jerry is trying to arrange a meeting with a person from the solar panel company and members of the Board.

**Garden** - The Board discussed locating a flower and/or vegetable garden on Hidden Ridge Drive similar to the vegetable garden on Hidden Ridge Terrace. The proposed location was near Lenny Kirschenbaum's unit.

**Good and Welfare** - Thanks to Ed Hertz for his service on the Board.

The Board decided it did not need to hold a meeting on July 24, 2016. The next Board meeting will be held after elections.

Meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Fred J. Hirsh  
Secretary