

Hidden Ridge Homeowners Association, Inc.
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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF THE HIDDEN RIDGE HOMEOWNERS ASSOCIATION
held on May 29, 2016 at 9:30 a.m. in the Hidden Ridge Clubhouse
Monticello, New York

Directors Present - Bonnie Siegel, Lenny Kirschenbaum, Chuck Greenberg, Fred Hirsh
Karen Seltzer and Gerry Bassik

Directors Absent - Ed Hertz

Members other than Directors Attending - Robbie and Stanley Schecter, Jeffrey Lynn, Bob Gannon, Donald Singer, Maria Fuchs, Shelly and Moishe Kleinberger, Peter Morello, Paul Neiger, Alice Chiappetta, Tatiana. Shorten, Ben Lorick and Michael Valcin, Carole and Bruce Baken

Meeting called to order at 9:30 a.m. by President Bonnie Siegel

The minutes from the meetings on September 20, 2015 were previously emailed to the Board members.

Motion by Gerry Bassik seconded by Fred Hirsh to dispense with the reading of the minutes of the meeting of the Executive Board held on September 20, 2015.

Motion passed - 6 yea 0 nay 1 absent

Motion by Gerry Bassik seconded by Lenny Kirschenbaum to accept the minutes of the meeting of the executive board held on September 20, 2015.

Motion passed - 6 yea 0 nay 1 absent

Motion by Bonnie Siegel seconded by Chuck Greenberg to accept the minutes of the Executive Session meeting of the Board of Directors of the Hidden Ridge Homeowners Association held on September 20, 2015.

Motion passes - 6 yea 0 nay 1 absent

The following items were approved by the Board between September 20, 2015 and the meeting held on May 29, 2016. Bonnie Siegel circulated the motions to Board members via e-mail. Board members responded to these requests via e-mail.

January 16, 2016-

A large tree branch landed on the deck of 54 Hidden Ridge Drive causing damage to a table on the deck. There were several other trees in the community that are too large for our maintenance crew to remove. The trees are dead or diseased and are in imminent danger of causing damage to the units.

Motion was made by Bonnie Siegel seconded by Lenny Kirschenbaum to have Tree Tech remove dead, diseased and dangerous trees around the complex at a cost of \$1600 per day plus tax for 5 days. Hidden Ridge maintenance crew will assist in the remove of the trees when they are taken down.

Motion passes - 7 Yea 0 Nay

March 1, 2016 –

Bonnie Siegel received an engagement letter from Knack Pavoff to perform the annual audit of the Hidden Ridge Homeowners Association for the fiscal year ending April 30, 2016. The fees for the audit are the same as the past year, \$9750.

Motion was made by Bonnie Siegel seconded by Chuck Greenberg to retain auditors to perform audit for the price listed above.

Motion passes - 7 Yea 0 Nay

May 4, 2016 –

David Paige notified Bonnie Siegel he will be leaving the Hidden Ridge maintenance staff at the end of the week to start a new job.

Motion was made by Bonnie Siegel seconded by Lenny Kirschenbaum to give David Paige an additional weeks pay as a token of our appreciation for service provided to the HOA.

Motion passes - 7 Yea 0 Nay

President's Report –

Sales and Rentals:

Bonnie Siegel advised the board and the members present one unit, 92 Hidden Ridge Drive had been sold in either late 2015 or early 2016.

One unit, 134 Hidden Ridge Drive had been sold by Fannie Mae, who took title to the unit through foreclosure, to George Tauber. The owner is attempting to rent this unit. The owner is being represented in the leasing of this unit by David Strohli. The Board has received a properly executed Power of Attorney executed by George Tauber designating David Strohli as his agent to act on his behalf in connection with this unit. All back HOA fees on 134 Hidden Ridge Drive, in the sum of \$4900 was paid by Fannie Mae. An additional check for \$4900 + \$975 for the transfer fee was later received. The second check was returned to the attorney for reissuance of a check in payment of the transfer fee. The unit cannot be rented until the transfer fee is paid.

Two units are presently under contract. Several other units are up for sale.

One 12 month rental, 43 Hidden Ridge Drive, is ending. The tenant is leaving and the unit is being put up for sale.

The 12 month rental of 59 Hidden Ridge Drive is ending. The current tenant, Taylor Winston, has rented 196 Hidden Ridge Drive as a 12 month rental.

The rental fees on 5 summer rentals have been paid. Nine additional summer rentals are in progress.

86 Hidden Ridge Drive was transferred in late 2015 by deed in lieu of foreclosure. The company that took title by deed in lieu of foreclosure has paid and is paying the HOA fees due on the unit from the time of the transfer. The transfer fee was paid upon the transfer. The mold remediation in the unit has been completed. The unit is presently up for sale.

Vice President's Report - Lenny Kirschenbaum reported that we were very luck this winter. The weather was unusually warm. There was little snowfall. After a tree fell on to the deck of 54 Hidden Ridge Drive, Lenny met with a tree removal service to look at old growth trees in the complex. Numerous old growth trees in close proximity to the units were found to be dead or diseased with boring beetles, carpenter ants, or Dutch elm disease. These trees were cut down as soon as possible. Tree Tech had to be retained to cut down these trees since they could not be removed by Hidden Ridge staff. Additional trees that are diseased, dead or dying still need to be cut down. This will be an ongoing process during the summer and into the fall and winter. The removal of the dead or diseased old growth trees will permit the younger trees to grow more rapidly.

Stumps will be removed or ground where possible by our maintenance crew.. The wood from the trees is in the process of being removed and will continue to be removed as quickly as possible. Anyone who want any of the logs for firewood should notify Mike Bauer

Secretary's Legal Report - At least two units are in foreclosure. Due to changes in New York law during the past 10 years, foreclosures take several years to complete. The foreclosure of 18 Hidden Ridge Terrace is nearing completion. Fred Hirsh is waiting for an update from Tom Cragan regarding the date of the foreclosure sale.

The HOA has a judgment for unpaid HOA fees against the owner of 18 Hidden Ridge Terrace in an amount in excess of \$18,000. Tom Cragan of the Law Offices of Henri Shawn, attorneys for the HOA, has served an information subpoena on her employer to ascertain if the amount could be collected by income execution. Her employer responded by advising the HOA's attorney that her income is already subject to an income execution relating to a judgment against her in the sum of in excess of \$42,000. Since only up to 10% of a person's income is subject to income execution, the HOA cannot presently collect on its judgment by way of income execution.

Henri Shawn's office also served an information subpoena upon the bank into which her pay check was being deposited. The amount on deposit in the account was minimal and is exempt from seizure by New York State law.

The five units that have gone into foreclosure during the past several years have caused financial hardship to the HOA. These five units owe the HOA approximately \$100,000 in HOA fees. The HOA may be unable to collect much of this money.

Fred Hirsh reminded everyone that under the provisions of the Declaration of Covenants and the By Laws governing Hidden Ridge any member who is more than 30 days delinquent in paying their HOA fees can have their privileges suspended by the Board. Privileges include the use of the pool and related facilities, use of the clubhouse and gym, attendance at HOA events and voting in HOA elections. If the member who becomes delinquent is a renting the unit, the rights of the renter can be suspended.

A recommendation was made to turn off the water supply to units that are in foreclosure at the curb valve to prevent burst pipes in the unit that will cause damage to the unit and possibly adjacent units.

Treasurer's Report - Chuck Greenberg reported that as of April 30, 2016, the HOA had \$219,000 in its bank accounts. This was \$41,000 less than it had at the same time last year. The income through this date was \$9000 less than it was as of the same date last year. This does not include bad debt expenses or depreciation.

As of May 30, 2016, the HOA had approximately \$240,000 in its various bank accounts.

Tree removal over the winter and spring has cost the HOA close to \$20,000.

Committee Reports

a. **Advertising Committee** - no report. .

b. **Beautification Committee** - no report

c. **Clubhouse** - The problems with the septic tank and pump for the clubhouse are being addressed. The sewage from the clubhouse has to be pumped uphill to the sewage system for the complex. The backup in the clubhouse was caused by clogged and broken sewer lines. This Tuesday, the company Sullivan Infra West, the new sewer company, will begin work on repairing the damaged line that is located on Old Liberty Road. The HOA is seeking reimbursement from Sullivan Infra West for the costs incurred in replacing the pump and other equipment for the clubhouse septic system.

The repair of the walkway leading to the clubhouse and the repair of the roof of the clubhouse were completed last fall. A new drain was installed by the walkway as part of the work that should remedy the conditions that caused the walkway to break and the roof to sag.

d. **Long Range Planning** - Many of the projects have been put on hold due to the costs of the projects. The committee is planning a walking path with measured distances around the complex. The committee is still looking into the possibility of making the gym a year round facility.

e. **GEM** - The next issue of The Gem is going to the printer on Tuesday. People were encouraged to sign up for The Gem on-line. This will save the HOA printing and postage fees. Only about 15 members have signed up for The Gem on-line. Members who have signed up for The Gem on-line receive an e-mail advising them when The Gem is available on-line.

Gerry Bassik reminded the members to advise any advertiser in The Gem to tell the merchant you saw the ad in The Gem whenever you patronize an advertiser. This will confirm to the advertiser the value of the ad in The Gem

f. **Maintenance** -

General - The staff is worked hard over the winter on the tree removal project. Dead and diseased smaller trees were cut down by the maintenance staff. All equipment is presently in working condition. The lawn mower may need to be replaced.

Trees - See Vice President's Report

g. **Pool and Pool Pavilion** - The pool was opened on the Memorial Day weekend. As was discussed last fall, the crack(s) in the pool were to be stapled and sealed. This happened in early spring. The maintenance staff painted the pool after it was acid washed by Weschler Pool Company. The heater had to be repaired. The heat exchange mechanism was in need of maintenance. Additional calibration may need to be done on the heater to assure the pool is heated to the temperatures required by Health Department regulations.

The pool deck was stained and sealed by the maintenance staff. Please be careful on the pool deck. The waterproofing needs additional time to dry completely.

The stalls and showers have been painted. New shower curtains were placed in the showers in the Men's and Lady's bathrooms.

h. **Safety** - There is presently one shift of a safety patrol, 4 p.m. to midnight seven days a week. The members were reminded this is not a security patrol. One shift of the security patrol will be retained through September 9, 2016 or until the gates are installed and working properly, whichever is later.

i. **Sanitation**- The recycling shed is now open. Thompson Sanitation is replacing and rehabilitating the dumpsters. Dumpsters may be missing periodically as they are replaced or rehabilitated. Dumpsters will be replaced when rehabilitated.

j. **Pest Control** - The HOA has a contract with Liberty Pest Control. They will come to your unit if you have mice, ants, termites, bees or other insect infestation. If you are not present when the exterminator is present on the complex, call Liberty Pest Control to schedule an appointment. Do not purchase additional pest control from Liberty Pest. If you have any questions or problems and cannot schedule an appointment with Liberty Pest Control, contact Bonnie Siegel.

k. **Social Committee** - The Social Committee is scheduling entertainment for the summer. Larry Chance and the Earls will be the entertainment for the July 4th weekend event that will be held on Sunday, July 3rd. Food for the event will be either a barbecue or deli depending upon cost.

The HOA would like to schedule an event at the pool for Saturday, July 2nd. The HOA is looking for a person to chair the event.

The entertainment for July 16th will be a Casino night.
A dance band is scheduled for August 6th.

The 60 Experience has been booked for August 27th.

Eddie Erlich will be chairing an event to be held poolside on Labor Day weekend. The date and time to be arranged depending upon the entertainment for Labor Day weekend.

Simply Streisand, a Barbra Streisand impersonator, was originally scheduled for July 23rd. Due to conflicts in scheduling, the date is being changed.

Karen Seltzer and Bonnie Siegel are arranging other entertainment.

Monday and Wednesday are card nights with canasta and poker.

Tuesday is bingo.

Thursday is movie night.

The Welcome Back Breakfast will be on Sunday morning, June 12th. Cost is \$10 per person. If you want to attend, please notify Karen Seltzer.

A pot luck dinner and a pot luck dessert events are being planned.

A Chinese auction will be held.

At least one Hidden Ridge Cafe is being scheduled.

Details, dates and times will be determined.

Larry Stricker will be living in the community again this summer. He may present programs on the history of the Catskills. Perhaps he will be willing to offer one of his programs to our residents.

Corey Kahaney, a comedienne, may appear to preview some of her new routines.

The pool table has to be leveled. We have a foosball table and ping-pong table in the clubhouse. Mindy and Fred Hirsh are donating a Nock-Hockey game

1. **Web site** - The web site is up to date and will be updated weekly or as needed. Please check the web-site for events and other information about the community. Hidden Ridgers are reminded the original by-laws, the A to Z book and other information about the community is on the web site.

Items for Discussion and Action

a. **Gates** - There was significant discussion about the installation of gates at the Friedman Road and Old Liberty Road entrances to the Hidden Ridge property. The pros and cons of the gates were discussed by the Board and the members present at the meeting. After discussion, on

Motion made by Fred Hirsh seconded by Chuck Greenberg, to authorize the HOA to sign a contract and to spend up to \$45,000 to install gates.

Motion passes - 6 Yea 0 Nay 1 Absent

Before signing the contract, Bonnie Siegel will speak with Ketcham Fence to determine the cost of the maintenance contract after the warranty expires, availability of service should it be needed, how service will be provided before signing the contract.

Bonnie Siegel will also speak with Ketcham to determine which entrance will have the call box for visitors and guests. If the Friedman Road entrance is to be the main entrance, the HOA will have to move a retaining wall to make room for a turn around.

Bonnie Siegel will also ascertain the fail-safe system should a remote not work.

Work on the installation of the gates will begin after July 4th and will take about 2 weeks.

Once the gates are installed and operational, the HOA will conduct a meeting to distribute remotes and to provide members with instructions on how to use the gates and access codes.

- b. **37 Hidden Ridge Drive-** The owners of 37 Hidden Ridge Drive have requested permission to build a deck.
Permission was granted by vote of the board 6 Yea 0 Nay 1 Absent.
Permission is subject to approval from neighbor at 39 Hidden Ridge Drive.

Good and Welfare

Congratulations to Warren and Randi Berkowitz on the birth of a grandson - Aaron Easton Berkowitz.

Sweatshirts and tee shirts with the Hidden Ridge Logo are available for purchase

Meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Fred J. Hirsh
Secretary