

RESIDENTS' ASSOCIATION OF THE LATHROP COMMUNITY, NORTHAMPTON

ASSOCIATION MEETING

November 2, 2016

The meeting was called to order at 10:00 by the president, Carol Neubert . She thanked Firethorn Lane for the delicious refreshments. She also introduced new residents who have joined us since the last Association meeting: John and Shelly Schieffelin, Warren Hammack and Pamela White, Rebecca Wondriska, Virginia Irvine and Dale LaBonte, Donald and Barbara Warburton, and Sally Chaffee and Stanley Maron. She urged residents to take advantage of the free massage offered on one's birthday. The Council then observed the customary moment of silence.

Minutes. The minutes of the October 5, 2016 Association meeting were accepted with the correction that the new bench was placed on Goldenchain Lane, not Firethorn.

Treasurer's Report. Beverly Bowman presented the Treasurer's Report, which was approved as presented. The sum of \$2013 was encumbered in August for previously approved audio equipment, including new microphones. We have an unencumbered balance of \$2995.02. The full report has been filed with these minutes in the Library.

President's Report. Carol announced that there is a signup sheet for people who would like to help put the butterfly garden to bed for the winter this Friday at 10:00.

She noted the publication of the fall Nor'easter. The Nor'easter seeks contributions, and anyone can submit material by talking with Dave Morrissey or Andy Walsh.

The Property Committee, composed of three residents from each campus plus two staff members, has held an initial meeting. They will meet again on November 9 to finish a proposed charter, and develop a recommendation on installation TV dishes and invisible dog fences.

Other items of interest: Street lights, currently 240 volts, will be replaced with LED fixtures using 120 volts, a saving in both energy and dollars. The railing going to the lower level of the Meeting House has at long last been repaired. Large rocks to deter accidents have been installed at the entrance to Dogwood Lane. A question about the necessity to sort recyclables for trash collection was resolved with a directive to continue to sort trash. Someone has contributed a jigsaw puzzle of Berkshire County, which is available for borrowing. Work on the Mailroom/Entryway Project is scheduled to begin on November 7 and residents will have to use the kitchen door while work is in progress. Several questions about insulation overhead and around pipes in the furnace room were raised at a recent Fireside Chat. All units have overhead insulation. If residents want more, they may sign up to get a quote on price, and Mike Strycharz will follow up. The furnace room pipes should be insulated already; if not, fill out a work order for the job.

We have a volunteer opportunity with Habitat for Humanity to assemble their annual bulk mailing on November 18 from 9-11 and 1-5 at the Meeting House. Sign up in the Activities Book.

In line with our Association's goal to improve communications, Carol announced a new monthly calendar arrangement which will allow some posting on the east wall bulletin board. Sarah is responsible for the bulletin boards, and residents should submit their postings to her. She should also receive any prospective postings for the front door of the Meeting House, and these are limited to campus events only. As to our other goal of increasing environmental action, Carol suggested that we appoint a small ad hoc committee to tackle the recycling possibilities in both the kitchen and the mailroom.

Carol provided an update on the Kendal Affiliate Grant, a sum of \$5000 available annually to each affiliate. After several years of using our grant to tackle invasive species, the Council felt it appropriate to use this year's grant to improve our walking trails. We intend to work closely with the Broad Brook Coalition on the project. We have met with them and they suggested that we work with Conservation Works, a company which can help us improve our paths to increase accessibility. We have met with Conservation Works and developed a plan to clean out a three-foot wide path to the stream, packed with stone aggregate, adding a railing at one point and adding two benches by the stream. Five dead trees which are hazardous will be removed. We have submitted the grant proposal and expect to have approval in winter, so that work can begin in spring. We are developing closer ties with the Broad Brook Coalition, and Arlene Jennings is serving as our liaison to them. The Coalition, with Conservation Works, may help us seek a state grant to improve the path to its junction with the Fitzgerald Lake trail. Residents are urged to join the Broad Brook Coalition, and attend their annual meeting from 5-7 on November 6. See Arlene if you wish to carpool.

Management Report.

Thom Wright introduced Frank Sansom, the new Lathrop Treasurer. The announcement was greeted with applause. Thom then summarized occupancy figures, at a full house for the first time in some time. His report is available in the Resource Book in Sarah's office. Michael Harvey amplified Thom's discussion of the marketing effort. There are 52 new reservations on that list since the beginning of 2016, and a total of 154. Since we are at full occupancy, we are now selling spots on the reservation list. There have been 24 turnovers so far this year, more than expected. Seven people have transitioned from town homes to the Inn this year, a measure of the success of the incentive program begun last year. It continues this year, and Michael asked people to consult him if interested in the program. Bob Comerford asked if with increased occupancy, the Inn was now carrying its own weight. Michael replied that it was. By controlling expenses it is doing better, but is a constant challenge.

The Lathrop Board. Carol had invited a panel of Board members to join the meeting. They were Anne Lanning, President of the Board, Joan Wofford and Peter van Pelt. Easthampton Board members Ellen Ober and Karen Clark could not attend, but Thom Wright (member ex-officio) also participated.

Carol asked how the panel had become involved with Lathrop. Anne Lanning said that visits to an Easthampton resident had piqued her interest. Also in her role as a vice-president at Old Deerfield, she serves a constituency made up of mostly older visitors. She was vetted and approved by the Kendal Board (as are all Board members), and served initially on the Property committee. She became vice-chair two years ago, and President this year. Peter van Pelt said he had showed interest in serving and had an appropriate background. He was standing in his driveway when he was asked to serve. He submitted his resumé which went to Kendal for approval. Joan Wofford had been President of the

Residents' Association for three years, and thus had attended Board meetings during that time. She is a member of the Board Development Committee, whose task it is to identify potential Board members who will provide missing backgrounds and fulfill needs missing on the Board. They are looking for a balanced Board representing many interests and skills, and have an established process for doing this.

Next, Carol asked about Board structure. She said that the Board currently has eighteen members, four of whom (named above) are residents. She said the per cent of residents who could serve on the Board was established in the by-laws, and by Kendal. The Presidents of the two Resident Associations also attend, with voice but no vote. The Board was restructured last year, and Anne Lanning described the current six-committee structure.

Carol asked what the most important thing the Board does for Lathrop. Anne replied that as a governing body, it assures that the mission of Lathrop is fulfilled. It monitors management and finances, and engages in planning to assure that Lathrop remains a vibrant retirement community. Peter noted that as the Board of a non-profit organization, they are not beholden to shareholders -- a great plus, he felt. He said the Board's tasks were to see that Lathrop was well managed, to provide services, and to plan for the future. Jack Hjeldt asked what Lathrop was doing to maintain its competitive position. Peter felt that we are very focused on providing retirement living at a moderate cost. Carol added that we are an intentional community bent on welcoming new people and forming congenial groups. Joan Wofford, however, thought that many people chose Lathrop Northampton specifically so that they would not be required to attend a communal dining room.

Anne Lanning cited the collective knowledge that is available to us through the Kendal affiliation, and Audrey Bozzo reinforced this, noting that we were a very early affiliate, and indeed gave Kendal good ideas early on.

Don Levitan noted that the Board was not very good about contributions to Lathrop, and asked what the current participation rate was. Anne Lanning described a new practice of inviting a resident to each meeting to describe an activity ongoing in the community, in order to give Board members more information about the lives of residents. She described the first of these -- a fabulous presentation by Arlene Jennings about the contributions of the music committee to resident life. She also said that as of last Tuesday, all but one, new, member had contributed.

Levitan then remarked that the Board appeared to have no external funding strategy, and asked if this is planned. Anne Lanning described this as the role of the Finance committee, in concert with Thom Wright, the new Finance Director Frank Sansom and with the advice of the Kendal CFO. They have just consulted with two investment firms about options. In addition, the Philanthropy committee has this as a part of its charge.

Stan Maron noted that there is little diversity among residents and asked if this had been addressed. Joan Wofford replied that this was the charge of the Diversity committee of the Board, which has worked diligently but without much effect so far. Anne noted that Kendal is also very interested in promoting more diversity in its affiliates.

Pamela White asked if there were term limits for Board service. Anne replied that one may serve three consecutive terms. Stacy inquired about the composition of the Executive committee and its role. Anne

said it provides policy and direction for the Board, develops the agenda and provides a full report to the Board of its activities. Peter van Pelt is currently vice-chair. Carol thanked the panel, and led hearty applause for the presentation.

Remarks for the Good of the Community. Carol indicated a contribution box for purchase of a collapsible ping-pong table. A resident has offered to match any contributions.

Joan Wofford introduced Learning in Retirement to the many new residents attending. She encouraged those interested to attend the LIR fall preview at Mount Holyoke College on Sunday November 20 from 2 to 4.

Helen Armstrong initiated a discussion of the community garden and its financing. Fran Volkmann thought that it was appropriate for Lathrop to fence the garden and provide gates, and that gardeners should be responsible for allotting plots, watering composting, etc. Cynthia Nyary suggested that the garden could be the designated beneficiary of contributions to the Lathrop Community Fund.

Judy Hyde reminded residents of the newly organized Neighborcare committee, and that Audrey Bernstein is the contact for the month of November.

Carol announced the next Council meeting, scheduled for December 7, 2016. She asked that residents work through their Lane Representatives if they have items to call to the Council's attention. The agenda will feature a discussion of the Residents' Handbook, and Davis Morrissey will chair the meeting. The meeting was adjourned at 11:30

Respectfully submitted,

Joan Davis
Secretary