

Northampton Lathrop Residents' Association
Council Meeting
January 6, 2016

President Carol Neubert called the meeting to order. The customary moment of silence was observed.

President's Remarks. Carol introduced the agenda for the meeting. She asked that the minutes record her resolution for the new year: that she would present a slide show without turning around to look at the screen.

Minutes. The minutes of the joint meeting of December 9 were accepted as corrected.

Treasurer's Report. Bev Bowman presented the report, which is attached to these minutes. Carol noted that a \$300 contribution was generated by a recommendation that she and her husband made to friends who have subsequently moved into Lathrop. The marketing department rewarded them and they designated the Residents' Association as their choice of recipients.

Management Report. Thom Wright presented the management report, noting that we are doing very well on the occupancy front, with 87.5% actually occupied, 89.76% occupied plus deposits, four more move-ins expected in January --- and particularly since the 2016 budget is based on an 83% occupancy rate.

The design concepts developed in the charette have been winnowed to 4 or 5, which will be presented with cost estimates to the Board in January and to residents in February. The results of the master plan survey will also be presented. May is the target for a decision on the plan. Kendal at Home is still on the table.

Steps are underway to refresh the Inn, with updated wallpaper and paint. A two-bedroom apartment is being created from a one-bedroom and studio, described as surprisingly economical to do. It will be offered for an entry fee of \$ 218,000, with a \$4000 monthly fee.

Carol reported on two field trips taken as part of the long range plan. On December 10, a Lathrop delegation visited Kendal on Hudson to inspect the new memory unit built for them by DiMella Schaffer. From the warm welcome the architects received that day it was evident that they had listened to residents as they developed their design. On December 11, the group visited two Camphill facilities to view a farm-supported community for disabled young adults and a combined assisted and independent living facility.

Deborah Peavey announced a training session on February 29 at 2:00 for new residents and others who do not know how the Workxhub system operates. She also hopes to schedule a training overview of the assistive hearing system with a representative of the system's installers. Discussion ensued, and Carol noted that small meetings to introduce the system were planned, for people need to be educated to the system.

Mike Strycharz announced a third meeting of the transportation committee this month. And he has picked up another car. He is reorganizing his staff to accommodate new responsibilities. In response to two questions from Judy Buhner on work orders, he said that separate orders are better than lumping requests together, and that Marilyn will, by February 1, be in charge of work orders. He also noted that his maintenance staff had completed 34 refurbishments of residential units in 2015; 26 of these are in Northampton. He received congratulations on this accomplishment.

Lane Representative Responsibilities. Carol asked the Council to review a list of lane rep responsibilities, noting that it should be useful in the upcoming lane rep selection process. There was discussion of responsibility in an emergency situation, the upshot of which was that each lane should be sure to develop its own plan. In addition, the relationship between the welcoming committee and the lane representatives is not clear. Deborah Peavey described the current process, led in Northampton by Sheila Lyford, as going well. There was a request that we then clarify the lane reps role. Carol suggested that Sheila tell the lane rep, as well as the designated buddy, who, when and where a new resident is expected.

Rob noted that asking the lane rep to coordinate support for neighbors in time of need was fairly new. Judy Buhner said that the lane rep should know in advance what each person would like. People can, and do, change their minds, however. Rob can be expected to expedite these wishes, and common sense should be the guide.

Carol asked for, and received, consensus on this document . Bob Comerford suggested that it be included in the Resident Handbook.

Duties of Officers. Carol presented a proposed chart of duties of officers of the Association. Bev Bowman suggested that the responsibility of the President to act as alternative signer of financial documents be included. With that addition, consensus was achieved on the document.

Communication. Carol demonstrated the proposed contents of a residents' website. She noted that at least $\frac{3}{4}$ of Northampton residents have access to computers. She asked for comment on the draft website which will be for communication, but will not be interactive. She suggested we run it for a year to see if anyone uses it. She asked for \$125 for website design service – an initial fee of \$99 with a \$2 per month fee, upon which there was concurrence. We are sharing this website with Easthampton, but they currently are reluctant to participate.

Carol is soliciting ideas for how we can use the limited space in the entry and mailroom better, and asks that suggestions be put in her cubby - #50. There are still 5 handbooks to be picked up. The communications chart presented at the last meeting will be considered at our March meeting.

By-Laws. Carol presented three interpretations of the by-law regarding terms of officers, and asked the Council for its opinion. There was consensus that the current wording was clear.

Nominating Committee. Carol announced a proposed nominating committee, consisting of Nancy First, chair, Judy Buhner and Don Maiocco. The Council approved the committee.

Reports of Lane Representatives.

Bob Comerford (Hawthorn) recalled that Kevin, a former wellness employee, could solve problems about health insurance in 15 minutes, and asked if Rob could also provide that service. Rob replied that Kevin had volunteered to do this, but that we currently do not provide this service. He urged residents to call him if they had a problem and he would review the situation, but said his expertise was limited.

David Morrissey (Crabapple) was concerned that charges for transportation are not readily available, and suggested that the fee schedule should be in the resident handbook. Mike Strycharz replied that they are currently working on the fee schedule; it will be spelled out, and ready in March.

Bill Wallace (Goldenchain) noted that the hearing loop does not always work properly. Carol explained that clarity was a function of the skill with which a speaker used the microphone. Also, there had been a complaint about inadequate lighting on the lanes. He found a mixed response on this among the lane's residents.

Stacy Carmichael (Firethorn) asked about disposal of Christmas trees. Mike Strycharz answered that they will be picked up by the trash company on a date which will be publicized on the message TV and with a mailroom poster.

Laura Cranshaw (Butternut) said that the sole comment she had received from residents was "isn't Dennis wonderful?"

Judy Buhner (Aspen) commended the transportation staff on their flexibility when a last minute call for a ride was accommodated. She asked if the buckets of sand around campus were for use by residents, and also commented that free sand was available at the DPW.

Announcements. Carol announced that Sarah has started a waiting list for the new exercise program, which had its initial meeting this week and drew 20 participants. She also encouraged attendance at a January 7 fireside chat with Thom Wright and at meetings on January 11 of the Northampton/Easthampton Book Club at 1:00 and a discussion of Being Mortal with Rob at 3:00.

We acquired 24 new residents in 2015 and will hold a reception for them on January 22 at 3:00. Attendance is strongly encouraged.

Residents should take note that the next meeting of the Association will be on February 3 at 10:00 with refreshments, provided by Hawthorn Lane, at 9:30.

Respectfully submitted,

Joan Davis, Secretary