

NORTHAMPTON COUNCIL MEETING
September 5, 2018

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Council members attending

Dave Morrissey, President
Helen Engeseth, Vice President
Dale LaBonte, Treasurer & Crabapple representative
Arlene Jennings, Secretary
Bob Buhner, Aspen
Cynthia Nyary, Butternut
Shelia Lyford, Dogwood
Marlisa Parker, Firethorn
Jack Hjelt, Goldenchain

Council members not attending

Bob Comerford, Hawthorn

Staff attending

Thom Wright, Executive Director
Rob Olmsted, Director of Wellness & Care Coordination

Visitors

Nancy First, Hawthorn; Pamela White, Aspen; Joe Kulin, Aspen; Carol Werba, Crabapple.

Moment of Silence. President Dave Morrissey called the regular monthly meeting to order at 10:00 a.m. with a moment of silence.

Comings & Goings. Caroline Arnold has moved from 72 Hawthorn to the Inn. Joan Wofford is home at 30 Crabapple after surgery.

Lisa Laveck, who had been cleaning the Meeting House, is well after some weeks of illness but will not be returning to Lathrop.

Sarah Ismail has arrived at 62 Goldenchain. Residents are encouraged to welcome her.

Marjorie Ewing has returned to her home at 18 Butternut from extended care in Amherst.

Jean Miller will arrive at 60 Goldenchain on September 26. Nancy Nowack will be at 14 Butternut December 6. Susan Bastek will move into 43 Dogwood December 10.

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There will be a memorial service for Laura Cranshaw on September 29 at the Unitarian Society, 220 Main Street, Northampton.

Shout-outs. The surge in volunteers to help with Meeting House events is greatly appreciated. Country Dancing has restarted, thanks to Gary Roodman. There are 18 participants, and others are encouraged to join. With a big grin, Rob said he gives points on Wellness for participation in dancing.

Minutes from the Association meeting on August 1, 2018, were approved with one correction. Ismail is the correct spelling of Sarah's name on page 1.

Treasurer's Report (and other financial matters).

Free Business Checking

August 2018	\$6,765.78
Transactions	4
Income	\$4,905.00
Expenses	\$150.00
Balance	\$11,520.78

The income is from the Community Fund. We have not yet received the bill for \$3,000 for the new television.

15 Month "Bump Up" CD

August 2018	Amount
Interest	\$6.44
Balance	\$5,902.20

Dale also reported that a Workout Workgroup has formed to evaluate fitness equipment in the Meeting House and make recommendations on priorities for new purchases. The group is conferring with the resident initiative in Easthampton and with Rob Olmsted. All residents are welcome to join the effort.

Management Report. Overall occupancy is 98%. Northampton has 97%, Easthampton 100%, and the Inn 96%.

Master Plan C financials are being refined for presentation to the Board in October. Upon approval of the financials, the architects will be reengaged to develop the conceptual plans into schematic plans. The architects will be able to focus on the Meeting House plans once the plans for the townhomes, common building, and

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memory support neighborhood have reached schematic level. Residents will be engaged to provide input on spaces such as the art room and fitness room.

Lathrop continues to recruit for a part time Human Resources Director. In the interim, Thom Wright is covering the responsibilities.

Referring to the "Lawn Wars," Thom apologized for the contention "inconsistent with Quaker process" that we have experienced recently. He said that Quaker views support treading lightly on the earth and expects that "healthy living" will prevail.

Reporting for Crabapple, Dave asked about front garden replacement for move-ins and asked why there seem to be changes to the recommendations from Paradise City without consultation with residents. He requested an ad hoc meeting to discuss what to expect near term on the whole campus. Jack supported Dave's request.

Dave has had a set of enlarged drawings made of Paradise City recommendations for our lanes. They are available at the Meeting House.

Maggie from Paradise City will be available during October to meet with lanes about potential upgrades. Lane reps are to poll their residents for availability and pass dates along to Dave.

It was reported that many sprinklers are not working. Thom explained that each visit from a technician costs \$300, so specific reports are needed in order to aggregate requests.

FOLLOW UP/STATUS OF PREVIOUS BUSINESS

Blue House. There needs to be follow up with the architect on the guest suite. Jack stated that every aspect of an upgrade to property requires approval from the city of Northampton. Mark Bonde who handles our townhome conversions has taken over the project and is managing the permit process.

Thom explained that upgrading other space in the House for meetings will only provide a short-term solution, say two to three years. Dave is to chair an ad hoc committee to determine the use of the Blue House space and changes in Meeting House space. The committee will eventually involve everyone in the discussion.

Lathrop Policy on Private Caregivers. Rob said residents want to learn how to manage the use of private caregivers, and it is important to Lathrop for protection

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from liability to ensure that residents are educated. Consultations with an attorney are currently taking place. A training guide will be developed.

Revised Landscaping Policy. Fran Volkmann heads the Northampton committee to revise the policy. Other committee members are Joan Cenedella, Rebecca Wondriska, and Hans Van Heyst. They will pass their proposal to the Joint Property Committee for revisions. Residents will have an opportunity to raise questions before completion. The revised policy will most likely be available at the next Association Meeting.

Sign-ups for Insulation and A/C Covers. There have been many sign-ups for insulation. An informational meeting on the topic will take place in September.

Residents requesting A/C covers should send their work orders promptly so that they will be ready before snowfall.

Crabapple residents have asked for a reminder from Lathrop to clean A/C filters each spring. Arlene reported a good experience after putting in a work order to ask how to access and clean A/C filters.

Remaining 2018 Landscaping Upgrades to Shallowbrook Lane, the Meeting House, and Privacy Screens. Dave proposes a meeting for all residents with a skilled moderator so that we do not continue to rehash the same arguments and complaints that recur year after year. Thom stated that this is more a problem on the Northampton campus than in Easthampton. A need for compromise was recognized by the meeting, and the question arose, "What is consistent with our philosophy of healthy living?" The agreement model we used for building the dog park was recognized as applicable here. Thom will request a facilitator from Kendal.

In the previous experiment with organic management of the grounds (which was pre-drought), compromises to mix organic and non-organic products were eventually made because of the cost of organic products. However, no organic products are now in use. Dave said he would ask Audrey Bozzo about past practice.

Jack asserted that the question is important for marketing. Dale and Virginia have enquired of Sales and Marketing as to whether organic gardening is seen as a benefit. They were assured that there is movement towards that.

It was pointed out that lawns belongs to the community. The lawns are not private.

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Mike Strycharz seeks direction on the question. Dale will contact the Northampton Department of Public Works (DPW) which manages Florence Fields to understand their organic management plan. Thom will check with other Kendal properties on their landscape maintenance policies. Joe is leading a committee attempting to resolve specific concerns about the products in use. All are to report back at the next council meeting on October 3.

Procedures for Expenditures of Association Funds. Dale presented procedures laid out in the Northampton bylaws. The bylaws allow expenditures for programs of the Association by the Program Committee; up to \$250 for charitable donations for disaster relief or special campaigns of locally organized charities; and charitable donations of \$50 to memorialize the death of a resident.

Past expenditures have included the new television in the Gathering Room, development and maintenance of the Butterfly Garden, theme lunches, decorations and prizes for social events, and notebooks for Association reports.

Easthampton has a specific process for applications and decision making. It is seen as more detailed that seems necessary here.

Dale proposes the following Resident Initiative Fund Request process. She requests feedback at the next Council meeting.

Residents who participate in groups with generally recognized membership (e.g., community garden, dog park, knitting group, new fitness group) may generate projects that benefit their activities. The council will consider requests for funding the projects and may approve requests less than \$250. Requests for larger amounts will be submitted to the Association for approval.

A resident or a lane may make a funding request to be approved first by the lane (if the request is lane specific) and then submitted to the Council, or, if for over \$250, to the Association for approval. Projects and activities should address one or more of these interests:

- Building community among residents, including cultural, fitness, and informative interactions
- Encouraging interactions between Lathrop North residents and residents of outside communities
- Protecting the natural environment and the natural landscape and increasing resident interaction with nature.

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Dale raised the question as to whether the Bylaws need to be changed to allow the President and Treasurer to use debit cards to pay directly for items. Currently "All disbursements shall be signed by the Treasurer or the President, and payments made by check, upon receipt of a reimbursement form." There was no response.

NEW BUSINESS

Improved Communications. Residents often lack information about activities and services. Last minute updates are sometimes needed. Sarah is researching the use of robocalls. Marlisa suggested emailing all and asking the Lane Rep to inform residents lacking email.

As for calls to the office, Bonnie can now use the phone in the kitchen so that will help reduce unanswered calls to the office. There will be research on providing Bonnie with a walk-around phone.

Dave requested an upgrade in bandwidth in the Gathering Room to allow uninterrupted video streaming.

Wednesday Lunches. While there is currently no plan to continue the Wednesday lunches, Marlisa observed that they are valuable for socializing, especially for newcomers.

The Program Committee will consider the options.

LANE REPS: QUESTIONS AND CONCERNS

Dogwood: A service promised is that a Notary Public will be available to the residents. There is often no one available now that staffing in the office has changed.

Arrangements will be made for Bonnie to have a license so that we have better coverage.

Goldenchain: Can we investigate purchasing the paint for the road markings on Bridge Road to encourage the city to do the work?

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The question requires further discussion.

Crabapple: We need to schedule maintenance to change all alarm batteries.

Mike Strycharz is preparing a preventive maintenance schedule.

General: Signs are not allowed in yards, back yards included. Yards are not private property. Dave will check past Minutes for earlier discussion on the topic. Thom will contact residents who have signs posted.

Residents are encouraged to take advantage of Meeting House features such as the grill and the streaming services on the Gathering Room television. Just leave a note on the grill showing the time you would like to use it.

Dave requested an upgrade in bandwidth in the Gathering Room to allow uninterrupted video streaming.

COMING ATTRACTIONS

Wednesday, September 12, 12-2 p.m., Annual Picnic at Look Park

Friday, September 21, 4 p.m., Welcome Autumn Wine and Cheese party in the Gathering Room

NEXT COUNCIL MEETING

Wednesday, October 3, 2018 at 10:00 a.m.

NEXT ASSOCIATION MEETING

November 7, 2018 at 10:00 a. m.

Catering by Crabapple, 9:30

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