

NORTHAMPTON ASSOCIATION MEETING
February 6, 2019

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MOMENT OF SILENCE. President Dave Morrissey opened the quarterly Association meeting at 10:00 a.m. with a moment of silence.

COMINGS & GOINGS.

We welcome new staff--Jen Davis, fitness trainer, and Patti Williams, housekeeper for the Meeting House; and new resident Nancy Nowak at 41 Butternut.

We regret the loss of Ruth Leder who died February 1, 2019 at Linda Manor and Jupe Gleason who died December 21, 2018.

We miss Bob and Nancy First who have moved to Linda Manor.

Townhomes vacant and under contract with move-ins planned. 8 Butternut, March 1, Joseph and Mary Hirschel; 72 Hawthorn, March 14, Jean Shackelford; 38 Dogwood, April 1, Ginnie Biggie; 71 Hawthorn, April 11, Martha Cushman; 31 Crabapple, Anne Gates Yarnall, June 1.

Vacant. 41 Dogwood, 77 Hawthorn.

Of Interest. Telle Zoller is moving from the Inn to The Arbors in Amherst on February 22.

SHOUT OUTS. Thanks to:

All who helped put on the January 23 Pie Day Luncheon—Bonnie Johnson, Sarah Gauger, Chris Hjelt, Joan Bernardini, Michael Schwartz, and Carol Neubert.

Anonymous for a \$20,000 fitness equipment donation.

Joan Cenedella for taking the photos for Lathrop's *Who's Who*.

The ad hoc Fitness Committee--Fran Volkmann, Rowena Roodman, Dale LaBonte, Carolyn Zavarine, Marlisa Parker, and Rob Olmsted, Director of Wellness & Care Coordination.

Landscaping Support Committee—Joan Cenedella, Alaire Rieffel, Daphne Stevens, Rowena Roodman.

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Meeting House Planning Committee—Daphne Stevens, Rowena Roodman, Gary Roodman, Judy Buhner, Edie Denny, Elly Rumelt, Shelia Lyford, Cynthia Stanton, Peter Van Pelt, Carol Neubert.

Joe Kulin for organizing Tai Chi classes.

Mike Strycharz and his team for improvements in the basement, especially the new lighting.

Bonnie for her continuing efforts in organizing Meeting House closets.

56 donors to our employee appreciation fund.

MINUTES from the January 2, 2018 Council Meeting were approved.

TREASURER'S REPORT

Free Business Checking

Month	Income	Expenses	\$8,267.05
November	\$90.00	\$270.78	\$8,086.27
December	\$178.00	269.05	7,995.22
January	\$0	\$141.94	7,853.28
Balance	268.00	\$681.77	7,853.28

Income: cocktail purchases; donation for room use.

Expenses: reimbursement for party supplies, memorial donation.

15 Month "Bump Up" CD

Matures May 4, 2019 Interest 1.49%

Month	Interest	\$5,098.02
November	\$6.25	\$5,111.14
December	\$6.47	\$5,117.61
January	\$6.48	\$5,124.09
Balance	\$19.20	\$5,124.09

MANAGEMENT REPORTS

Thom Wright. **Kendal at Home** Life Plan and other services will launch in the second quarter to serve Lathrop residents and the larger community. There will be

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an educational period for residents on programs and pricing. Kendal is seeking office space off campus. Lynn J. Philby, the Executive Director, will visit Northampton on February 8, 2019.

Rebecca Donato, who is a new director at Kendal, will visit as well to speak to us about the Vitalize 360° program for supporting our health.

Lathrop purchased the property at **670 Bridge Road** between Lathrop and the cemetery in December, for development or to serve as a buffer. It is Lathrop's policy to acquire any available property abutting ours. The house as well as the white house and barn south of the Blue House will be razed in the spring.

The recruitment process continues for a Director of **Human Resources**. Interviewing will begin soon. Meanwhile, Thom covers the position.

The architects are completing designs for the **Master Plan**. Cutler Construction is reviewing pricing. The plan includes memory support and a meeting house. There is a commitment for improvements at the North campus in future. The \$500,000 for North campus approved by the board is not in the planning process at this time. It will be available at a future date.

Landscaping work this year will be on public areas and work left incomplete previously such as the site behind 68 Goldenchain where the trees were removed. Except for commitments from last year, there will be no lane changes this year because funding is not available.

Restrictions on landscape design apply only to the front of homes. Residents can make changes to back yards, and Paradise City is available to help with that also, at the resident's cost.

Jack Hjelt asked what public areas are. Thom replied, land that is not around units.

Dave noted that the large drawings from the landscaper are available in the office for resident review.

Landscaping Study: Follow-on with Paradise City. Maggie Leonard of Paradise City reviewed the history of the effort. Maggie and her colleague, Selena Weber, worked with an ad hoc committee of residents to create a plan that would make each lane feel like a neighborhood, with sustainable plantings requiring low maintenance. The designs were presented to the community in April. Maggie

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encouraged residents to have a look at the drawings, both the large overview drawings and the detailed drawings from which a budget can be developed.

Work in public areas includes plantings as privacy screens alongside the lanes that are also seen in public shared areas. Paradise Valley is working with Spring Valley for installation, incorporating native plants and ornamentals similar to natives.

While there is no budget for individual lanes at this time, residents can choose to have their homes redone at their own expense. The designers will meet with you if you want to landscape your house as David Morrissey and Michael Schwartz have done. There are individual choices, e.g., there are 20 shrubs to select from. There will be another general meeting with the Property Committee for all who are interested.

Finance. Frank Sansom.

Occupancy				Entrance Fee Activity			
As of 11/30/2018	Inn	Townhomes	Total		Total as of 11/30/2018		
Inventory	50	138	188	Refunds Paid	\$(4,179,943)		
Actual	88%	96%	94%	New Ent. Fees	<u>\$5,447,250</u>		
Budgeted	70%	98%	91%	Net Ent. Fees	\$1,267,307		
Cash Net Operating Margin				CHANGE IN NET ASSETS			
As of 11/30/2018:	Actual	Budget	Variance	As of 11/30/2018:	Actual	Budget	Variance
Revenue	\$4,704,596	\$4,373,971	\$330,625	Revenue	\$5,147,750	\$4,626,046	\$521,704
Expense	<u>\$4,419,839</u>	<u>\$4,251,099</u>	<u>\$168,740</u>	Expense	\$5,756,438	\$5,603,164	\$153,274
Cash, Net Income (Loss)	\$284,757	\$122,872	\$161,885	Non- Operating Revenue	<u>\$18,758</u>	<u>\$-0-</u>	<u>\$18,758</u>
N.O.M.	6.1%	2.8%		Change in Net Assets	\$(589,930)	\$(977,118)	\$387,188

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<p>Days Cash on Hand</p> <ul style="list-style-type: none"> • 82 Days Cash on Hand • 150 Days Is Benchmark • YTD Dash Flow: Increase of \$726K 	<p>Statement of Financial Position</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: yellow;"> <th style="width: 50%;"></th> <th style="width: 50%; text-align: center;">11/30/2018</th> </tr> </thead> <tbody> <tr style="background-color: #e0e0e0;"> <td>Assets</td> <td style="text-align: right;">\$23,278,217</td> </tr> <tr style="background-color: #e0e0e0;"> <td>Liabilities</td> <td style="text-align: right;">\$44,746,220</td> </tr> <tr style="background-color: #e0e0e0;"> <td>Net Assets</td> <td style="text-align: right;">\$(21,468,003)</td> </tr> </tbody> </table>		11/30/2018	Assets	\$23,278,217	Liabilities	\$44,746,220	Net Assets	\$(21,468,003)
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Jack Hjelt asked what concerns exist with respect to these numbers. Frank replied that in case of an emergency, such as the need to replace all roofs, the reserve is insufficient.

Frank also explained that because of Comcast limitations the new contract is not yet in effect. Comcast is working on crediting all current HD subscribers under the new contract. They will also install new boxes in homes where the cable box is not up-to-date.

Sales & Marketing. Suzie Dickson Moyer. In 2019 there are six new reservation list deposits for a total on the list of 198. 2018 saw a total for the year of 66 new deposits.

As of February 3, 2019, six Northampton townhomes, three Easthampton townhomes, and four Inn apartments are sold and under renovation.

Also, as of February 3, occupancy in Northampton is 99% (76/77), Easthampton 97% (60/61), and the Inn 96% (48/50). Total occupancy is 98%.

The department is operating under budget on cost.

Suzie handles all internal transfers. Residents who have an interest in moving within Lathrop should contact her.

Chris Hjelt asked about coming in on a temporary basis and how long it takes to move in after making a commitment. Time averages two months, occupancy can be temporary, and the \$12,000 entrance fee is refundable for up to four months.

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FOLLOW UP/STATUS OF PREVIOUS BUSINESS.

Blue House Update. We now have the necessary permits to begin work. It is likely that the guest suite will be available in the spring. It will not be necessary to add a new window as an emergency egress. Two existing doors suffice.

Meeting House ad hoc Planning Committee. The first meeting took place on February 1. Work is already underway in the basement. There will be no changes to current projects. All residents are welcome to join the meetings, the next being Friday, March 1, at 1:00 p. m.

Fitness Committee Activity. Six new pieces of equipment have been ordered and will be delivered as soon as the basement space is ready.

EAT (Eliminate All Toxins) Committee Activity is working on creating current information for residents on products used on our campus.

Landscape Support Committee Activity has recently met with Maggie and will continue to meet.

Property Committee (a joint committee with Easthampton). The committee has made recommendations to management for work to be done, and management now needs to review budget implications. The nature of the recommendations was not specified in the Association meeting.

Hans Van Heyst who has been the chairman for the Northampton campus is retiring from the committee. Anyone interested in joining the committee is welcome.

Basement Space. Given the space limitations that exist, and the location of load bearing walls and supports, placement of the new equipment has created a dilemma.

The equipment vendor reviewed the drawings and suggested placing the equipment in the game room.

The Fitness Committee has therefore recommended moving the pool table and ping pong table out of the game room with the pool table going to the Blue House and the ping pong table to the end of the exercise room. The exercise equipment then would be placed in the two rooms. Marlisa read an email from Fran Volkmann, Fitness Committee chair summarizing the issues and recommendations. Carolyn

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Zavarine, a member of the committee, stated that Fran's letter did not reflect the views of all members.

The Meeting House Committee recommended leaving the pool table in its present location and moving the ping pong table to the exercise room. They would modify the wall between the exercise and game rooms and install half of the new exercise equipment in each room. They would also repurpose the utility closet to store program committee materials. The closet has been modified recently to a smaller size.

In response to the committees, many concerns and views were expressed.

- Is the Blue House even available? I thought it was condemned.
- Yes, the house is available, but it needs cleaning.
- If we move the pool table to the Blue House, how long will the house be available?
- Thom: the house will be there four to five years until we expand the Meeting House.

- It is expensive to move a pool table.
- Thom has the funds to pay for the move and replace the felt.

- The pool table can't be moved to the exercise room because of the poles.
- Poles are also a problem for ping pong. Players might run into them.
- The poles can be wrapped in foam.

- Some of the new exercise equipment requires a higher ceiling than that of the exercise room. The game room has a higher ceiling.
- Equipment needs to be delivered now. It is easy to move.
- Equipment cannot be delivered until the floors have been replaced and the wall has been reconfigured.
- A consultation is required about the location of equipment.

- Only four men play pool, once a week for an hour and a half.
- We should honor the men in our community. They are a precious commodity.
- A pool table can be a center of communication.
- My mother told me the world is not fair. But more people need to use equipment than those who play pool. The pool players should move.

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- As placement of the pool table seemed to have become the central issue, Bob Buhner graciously agreed that the four pool players would accept moving the table to the blue house.
- Jack appreciated the coolness with which Bob spoke.
- A pool table in the Blue House is appealing because there seems to be no demand for another table or for pool tournaments, but other activities do expand.
- Using the Blue House may provide an opportunity for community. If people go there, others will follow.
- ...as with the community garden and the dog park.

- The center wall in the basement should be removed for natural light in the exercise space.
- We should remove or modify the wall between the game and exercise rooms. Equipment would be placed in both rooms.
- We need at least half a wall for daylight.
- Removing the wall allows a greater sense of community.
- Some kind of wall is needed for privacy for training.
- The wall has storage that is badly needed. We should leave it as it is for now.
- No street shoes will be allowed in the exercise area, and we will also need storage for shoes.
- Removing the wall may require moving electricity.
- In an earlier version of the space there was a low wall between the ping pong table and the exercise room to keep balls out of the exercise area.
- The exercise room expanded with closet renovation.
- Anything we do should enhance community. A half wall might allow that.
- The important thing is to look for the common good.
- There is no decision yet on a wall change.
- An opportunity for flexibility is to use a partition if the wall comes down.

- Who is in charge of moving the pool table? What is the process?
- Management will see to the move.
- That is not evident.
- Who is going to be in charge and manage all this?
- We should leave the details to the Fitness and Meeting House committees.
- Rob, Mike and Jen will be the final decision makers after consultation with the Fitness and Meeting House Committees.
- Rob, Mike, and Jen will also manage the process.
- The major question has been resolved. The committees can now make their recommendations to the association and then to Rob, Mike, and Jen.

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COMING ATTRACTIONS

Wednesday, February 13, Monthly Luncheon, Southern Specials –Brunswick Stew, Jambalaya, Gumbo & more, 12:30

Wednesday, February 13, Quarterly Birthday Party, 1:30

Saturday, February 16, 2:00 p. m., "What Bears Have Taught Me About Being Human," with Dr. Benjamin Kilham of the Kilham Bear Center, Lyme, NH. The first in a series of presentations on Animal Intelligence.

Monday, February 25, 4:00 p. m., local author, Tom Weiner, will speak about his new book, *Photographed Letters on Wings*, which tells the story of how two billion letters to American military personnel during WW II were delivered in days rather than weeks or months.

Friday, March 1, Mardi Gras Wine & Cheese, 4:00 p. m.

Tuesday, March 5, Rutherford H. Platt, U. Mass Emeritus Professor, will speak on Nobel Prize winner Jane Addams, the "Mother" of social work, and her settlement house work.

NEXT COUNCIL MEETING

Wednesday, March 6, 10:00 a.m.

NEXT ASSOCIATION MEETING

Wednesday, April 3, 10:00 a. m.

Respectfully submitted,

Arlene Jennings

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