

**NORTHAMPTON COUNCIL MEETING**  
**June 5, 2019**

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**Council members attending**

Chris & Jack Hjelt, Co-Presidents  
Audrey Bernstein, Vice President  
Dale LaBonte, Treasurer  
Arlene Jennings, Secretary  
Edie Denney, Aspen  
Nancy Nowak, Butternut  
Shelley Schieffelin, Crabapple  
Shelia Lyford, Dogwood  
Joan Berardini, Firethorn  
Elly Rumelt, Goldenchain  
Joan Borgos, Hawthorn

**Staff attending**

Rob Olmsted, Director of Wellness & Care Coordination  
Sarah Gauger, Resident Services Co-ordinator and Executive Assistant

**Moment of Silence.** Co-President Chris Hjelt called the regular monthly meeting to order at 10:00 a.m stating that the purpose of the Residents' Association is "to identify and address both the mutual and the individual interests and needs of all residents so as to foster a strong community spirit which binds residents together in common cause..." (from the Charter Preamble). Further that "A Residents' Council shall be vested with the authority to govern the Association by directing its policy and operations in all matters relating to the purpose for which it has been formed." (from the Charter By-laws). She asked us to center ourselves on this task during a moment of silence.

**Comings & Goings.** Eleanor Gaudreau passed away on May 16. She had recently moved from 17 Butternut to Linda Manor.

Bob First passed away on May 25. He and his wife Nancy had resided at 77 Hawthorn for 17 years before their recent move to Linda Manor. He will be memorialized at the Quaker Meeting House at 43 Center Street on Saturday June 8.

Dana Wright passed away on May 28. Prior to moving to Linda Manor, she resided at 47 Firethorn. Her memorial service will take place on Thursday, June 27, at 2:00 pm at the Unitarian Universalist Church in Northampton.

A memorial service for Patricia Van Pelt will be held in Hancock, Michigan.

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The treasurer will send memorial gifts of \$50 on behalf of the Residents' Association.

**Expected Arrivals.** Jeff and Mary Mitchell will move in to 41 Dogwood on July 7.

Ann Yarnall will come to 31 Crabapple in mid-July.

**Minutes** from the Association meeting on May 1, 2019 were approved as previously corrected.

**Treasurer's Report. Dale LaBonte.**

Free Business Checking

2019	
Beginning balance	\$8116.40
Income	123.00
Expenses	73.49
Balance	\$8165.91

15 Month "Bump Up" CD

May 2019	Amount
Interest 2.3%	\$7.41
Balance	\$5051.77

2019 Fitness Account	Amount	\$1331.89
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"Bump up" means there is a one time opportunity to go to a higher rate, resetting the clock. The CD rate became 2.3% when it was rolled over. The funds in the CD are in reserve.

The Fitness funds from Community Fund contributions have a \$1,300 balance. Dale recommends using a portion of this balance to support current requests for tai chi and yoga at \$150 each (per six-week session), subsidizing half of the cost of teachers. Discussion included the possibility of scholarships so that all residents are able to access the classes. Council approved the two grants to yoga and tai chi on a onetime only basis. The question is to be reconsidered later. Also some residents are unable to use the new bike in the fitness center. If there is an exchange for a different upright bike there would be an additional cost of \$275- \$575. Others prefer we add a reconditioned recumbent bike.

There was a discussion on support for the butterfly garden since the residents who first installed it are no longer able to maintain it. The request is for up to \$600. Council agreed to send this funding request to the Association with our endorsement.

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**Management Report.** Thom Wright was attending the bi-annual Kendal System Leadership gathering with Board Chair Anne Lanning where they will review the Kendal Affiliation Agreement. Thom presented his report in writing.

Master Plan

- a. Financial projections were reviewed by the Task Force; the amount of long term debt and the cash flow remain an issue.
  - b. The architects have reviewed potential areas for cost savings through redesign of the Commons Building with the Resident Commons Building Advisory Committee on May 22.
  - c. In addition, Lathrop will work with Kendal to refine the financial projections to attain the twin goals to cap long term debt and increase cash flow through the project.
  - d. The Task Force and Board will meet to review and approve the project at special meetings within the next 60 days.
2. Sales & Occupancy
- a. Occupancy continues to remain high on each campus with an average of 98%.
  - b. The reservation list continues to grow each month; currently over 210 members.
  - c. A new Sales Manager has been hired as Michael Todd's successor; Christopher Prew began on May 20.
  - d. A celebration for Michael will be held at the end of August.
3. Traffic Calming
- Lathrop has retained Berkshire Design to advise the Pedestrian Safety Committee, which met on May 2. A report with recommendations has been submitted by Berkshire Design, and Mike Strycharz is getting cost estimates for each of the products (speed tables, solar/electronic signage). Once received, a recommendation for the North campus will be made to Council; this may include a speed table or hump and electric/solar powered signage.
4. Standing Water
- a. Berkshire Design was also engaged to assess the standing water on campus. Mike has also met with John Hancock from Spring Valley who will fix grading issues when work on patios begins later this month. Berkshire Design will consult on the regrading with the larger campus in mind.
  - b. Mike will discuss mosquito control with John from Spring Valley.

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5. Meeting House
  - a. A patio for the grill and trash receptacles will be installed when Spring Valley does patios.
  - b. Suzie is planning to select 6 rocking chairs for the porch with David Morrissey when she returns.
  - c. The ceiling will be painted if Mike finds a painter or once Lathrop's painter is available.
  - d. Paradise will landscape the main entrance during the week of June 3.
  
6. The Blue House Guest Suite
  - a. Mark Bonde is still not available to complete the project. With the number of townhome turnovers on each campus and competing capital project and enhancement priorities on the Northampton campus, management is recommending that the guest suite project be evaluated by council for its merit. Based on projected low usage and additional expense, it may not be viable.
  
7. Mike and Thom have discussed using only organic compounds for the 2<sup>nd</sup> and 3<sup>rd</sup> lawn care application to test the outcomes and cost differential.
  
8. The gym flooring is tentatively scheduled for installation the week of June 10<sup>th</sup> and the lower level will be painted if Mike finds a painter or once Lathrop's painter is available.

Chris and Jack will prepare a written response and will send it to the officers and lane reps for review before sending on to management.

**Discussion. Blue House.** Discussion led to the recommendation that we conduct a survey of residents in order to project use of the guest suite; we need to know the budget to implement the project; and we need to know what occupancy and income would be required to justify the cost.

**Standing water and mosquitoes.** Although residents are concerned about mosquitos, they are also concerned about products that will be used for mosquito control and await information from the Mike Strycharz-John Hancock discussions.

**Traffic calming.** This is an urgent matter of safety which should be an executive decision, not one that looks for consensus from residents. This point will be included in our written response to management.

Audrey pointed out that we get bogged down at three points. We need to indicate priorities, especially questions of traffic calming for safety and mosquitoes,

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concerns that are more important than the Blue House and the lower level of the Meeting House.

**David Jones Workshop.** Kendal's David Jones will return to facilitate a three-hour interactive workshop for North Council. David is available on June 23 or late July. Sarah Gauger will work with Chris and Jack Hjelt to determine a date by surveying the members of council. There will be no cost to us for the session.

**UPDATE FROM COMMITTEES AND SUB-COMMITTEES**

**Ad Hoc Meeting House Committee.** The committee would like to have management present at meetings to expedite decision making. We still lack clarity about the process and need to involve the larger community for resident concerns and interests. To that end, the committee will circulate the minutes from their meetings.

Suzie plans to order rocking chairs, but there are many concerns about space, obstruction, accidents, and lack of resident interest.

Planning for the lower level plan is complete.

**Garden advocates and resource group.** The garden shed will be razed and a prefab unit will be installed once a pad has been laid down.

Sarah reported that Easthampton consulted the property committee on the installation of a new shed.

Council expressed appreciation for the efforts of the garden group.

**Property committee.** The committee has not met for two months. Current issues are to get the water system from the well working for the gardens. There was also a question about when the sprinklers will be operating.

**E.A.T. Working Group** will continue to lobby for benign methods of lawn care and mosquito control.

**Community Fund** contributions are coming in and updates will appear in the Lamp Post.

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**ACTIONS FOR NEXT MEETING**

- By-Law Amendment: Discussion/Approval “Committee amendment” for submission to the Association Meeting August 2019
- Feedback/discussion re pending grants, subsidies for outside teachers, larger issue of criteria/process for allocating funds
- Question. Do we need a working group to sort out issues regarding subsidized activities, allocation of funds, and make recommendations.
- Discussion. Process for setting up additional Standing Committees
- Identification of community issues needing Council attention

**Other feedback from the lanes.** Items not covered in earlier discussions today and to be addressed elsewhere:

- We need to reduce our **use of paper**. There are too many announcements on paper. The initial response for Council is that we will communicate by email, without printing what we receive, and a printed copy of meeting points will be provided at the meeting.
- **Transportation.** Concerns about lack of availability of drivers after 4 p. m.
- Clarification of **Brenda’s** role.
- Updated schedule for planting around **lane signs**.
- No **pesticides** in back yards if requested by resident.

**DECISIONS TAKEN AT THIS MEETING**

- Council approved \$150 grants to yoga and tai chi on a onetime only basis.
- Council agreed to send the funding request for up to \$600 for maintaining the butterfly garden to the Association with our endorsement.
- The Co-Presidents will prepare and send to management a written response to the Management Report.
- Council will attend the next David Jones workshop.
- Council committed to reducing our use of paper for our communications and meetings.

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In closing the meeting, Jack appreciated the respectful process.

Sarah announced that our *Who's Who* is ready and in the library.

Observers Judy Buhner and Alaire Rieffel, the new Program Committee Chair, expressed appreciation that the new council seems to be functioning well and with all members present.

### **Coming Events**

#### **Association and Council Meeting**

Next Council Meeting, Wednesday, July 10, 10:00 a. m.

Annual Association Meeting, Wednesday, August 7, 10:00 a. m.

#### **Community Activities**

Over Nineties Pizza Party, Wednesday, June 12, 12:30 p. m.

Fireside Chat with Thom, Thursday, June 20, 11:00

Summer Solstice Wine and Cheese, Friday, June 21, 4:00 p. m.

Respectfully Submitted,

Arlene Jennings

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