

NORTHAMPTON COUNCIL MEETING
July 10, 2019

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Council members attending

Chris & Jack Hjelt, Co-Presidents
Dale LaBonte, Treasurer
Arlene Jennings, Secretary
Edie Denney, Aspen
Nancy Nowak, Butternut
Fran Volkmann for Shelley Schieffelin, Crabapple
Shelia Lyford and Helen Engeseth, Dogwood
Carol Neubert for Joan Bernardini, Firethorn
Elly Rumelt, Goldenchain
Joan Borgos, Hawthorn

Staff attending

Thom Wright, Executive Director
Rob Olmsted, Director of Wellness & Care Coordination
Sarah Gauger, Resident Services Co-ordinator & Executive Assistant
Mike Strycharz, Director of Facilities
Jen Davis, Fitness Trainer

Visitors

Alaire Rieffel, Program Committee Chair
Ginny Biggie
Bob Buhner

Moment of Silence. Co-President Chris Hjelt called for a moment of silence to open the regular monthly meeting at 10:00 a.m.

Comings & Goings. Holly and Jeff Mitchell arrived at 41 Dogwood on July 9.

A memorial for Dana Wright took place at the Unitarian Universalist Society on June 27 with a large Lathrop resident turnout.

Minutes from the Association meeting on June 5, 2019 were approved as submitted.

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Treasurer's Report. Dale LaBonte.

Free Business Checking

2019	
Beginning balance	\$8165.91
Income	0.00
Expenses	1373.69
Balance	\$6792.22

15 Month "Bump Up" CD

June 2019	Amount
Interest 2.3%	\$9.01
Balance	\$5159.78

2019 Fitness Account	Amount	\$1331.89
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Expenses were for gifts for retiring officers, tai chi and yoga, and monthly lunch costs. No payments were made from the fitness fund remainder from 2018 contributions.

MANAGEMENT REPORT. Thom Wright.

Sales & Occupancy Update

	Inventory	Total Occupied	Actual Percent Occupied	Deposits	Percent Occupied & Deposited
Northampton	78	74	95 %	4	100 %
Easthampton	61	59	98 %	2	100 %
The Inn	50	46	92 %	3	98 %
TOTAL	189	179	95 %	9	99 %

Pedestrian Safety & Traffic Calming

- Berkshire Design has provided recommendations to increase pedestrian safety and to calm traffic, including speed bumps and signage. The plan is to install two (2) speed bumps and pedestrian crossing cones in each crosswalk.
- Mike Strycharz will install as soon as materials arrive.

UPDATE: Materials are in and will be installed by July 12.

Goldenchain Detention Basin

- Berkshire Design has assessed the detention pond and will provide recommendations once soil samples are completed to determine soil permeability; the goal is to understand the volume of storm water that needs to be managed and the volumes required. Once known, Berkshire Design

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could help design a constructed wetland or something with more value than just a detention basin.

UPDATE: Soil sampling will occur before July 18.

- Mike Strycharz has ordered and will install a solar water fountain to help control mosquitos.

UPDATE: The fountain is in the office, but water is now too low or dried up.

Standing Water on Campus

- Mike, Berkshire Design, and Spring Valley agree that regrading behind Crabapple and adding a French drain behind Dogwood will help remediate the standing water issues. Mike will coordinate each project with Spring Valley before the end of July.

UPDATE: Crabapple will be done by July 18.

Meeting House Lower Level

- The mold remediation has been completed, and **updated test results are negative.**
- The area has been painted.
- **Flooring will be installed the week of July 29th.**
- The Meeting House Committee with recommendations from the Fitness committee will make suggestions for additional furniture.

Meeting House Upgrades

- The Meeting House Ad Hoc Committee is developing a priority list of upgrade projects for the first floor of the Meeting House. Suzie Dickson Moyer has been asked to assist in leading discussion with the committee around décor and furniture.
- The Meeting House Ad Hoc committee has been tasked with providing a priority list of suggested changes to upgrade the Meeting house. Once a priority list is established, pricing estimates will be sought so that funding can be allocated appropriately by management when it is available. Council recognizes that there needs to be a clearer scope of work for the various stake holders represented by this Ad hoc committee and a way to solicit resident comment. To date, the Lathrop capital budget allocated by the Board (\$150K) has been spent. As funds become available, additional

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projects will be considered for the remainder of 2019; emergency priorities may arise and take precedence.

- Mike Strycharz plans to have the electrical wiring tested on each lane to determine if more serious issues might be looming. This will help Lathrop anticipate capital funding for 2019 and 2020.

Transportation Services

- Thom has asked Shannon O'Connor and Mike Strycharz to consider expanding driver availability after 4:00pm. No plans have been implemented but will be assessed based on available staffing.

Master Plan

- Financial projections are to be reviewed by the Finance Committee on July 18 for recommendations to the Task Force and Board at August meetings.

UPDATE: Annual Appeal

- **Total raised 46K!**
- **Northampton: 85% participation; \$7,010 raised for the Association!**

DISCUSSION ON MANAGEMENT ACTIONS

Completion plans for Fitness Center renovations. Jack expressed appreciation for mold remediation, painting, and mounting the television.

Management of trails. There was recent work on the west trail to replace the old bridge and to move a short section of the trail coming off the bridge a bit further from the stream in order to protect nesting winter wrens. The trail maintenance program was led by residents and funded primarily by individual residents and a small balance left from last year's trail grant from Kendal.

There has been concern about design and location of signage for our trails. Arlene Jennings, Virginia Irvine who is the current Broadbrook Coalition liaison, and Suzie Moyer Dickson are to meet to create a mockup for signage that credits our grant sources for trail maintenance and announces No Hunting.

Meeting House lock problems.

If residents are having difficulty with the lock, Bonnie has new keys that should work.

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Blue house upgrade.

While there has been a survey to determine anticipated use, work is going on so that we will have a guest suite. The kitchen is complete. It is not yet possible to commit to a specific date of completion for other work, but we hope work will be complete by the end of August.

Bridge Road buildings slated for demolition. Lathrop has signed a contract with an asbestos abatement company. Date of demolition is not yet established.

Creation of wetlands. Dale asked whether the concept of creating wetlands which had been suggested for Goldenchain could be expanded to other low lying sites. Thom indicated it was worth considering in the design for the campus.

Sprinkler system management. Edie asked for an update. Mike said that ultimately wifi access is need in order to manage the system. He asks residents to report irregularities such as inadequate water or a broken sprinkler head.

Water source for the garden. Dale asked about the water source for the garden which was expected to be converted from city to well water. Mike thought that had already happened. Also, two more taps are required. Mike promised to look into the matter.

Update: The line was laid and the taps installed on the day after the Council meeting.

Appreciation. Jack expressed his appreciation of management response to the issues of traffic and of standing water.

COMMITTEE REPORTS

Fitness. Fran Volkmann offered a presentation on proposed changes to the scope of work for a Physical Fitness Standing Committee:

1. Description and Purpose: The Fitness Committee is a standing committee of the Lathrop North Residents' Association. Its purpose is to support and enhance all aspects of fitness at Lathrop North, including providing an array of activities that are health-enhancing, safe, accessible, and fun for residents of all ability levels.
2. Composition: The committee is composed of five to seven residents who are approved by the Association President. Each will serve for a one-year term and may be reappointed for a total of three years. Any resident interested in serving should submit her/his name to the Association

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President or the chair of the Fitness committee. The committee will select its own chair annually.

3. Mandate and reporting. The committee will make recommendations to the Resident Council and to Management, as appropriate, regarding the following topics.
 - a. Program development in a wide range of fitness activities;
 - b. Financial support for program needs;
 - c. Equipment and other aids for the fitness center and other fitness programs.

In carrying out this mandate, the committee will work in an ongoing way with the Fitness Trainer, the Wellness Director, the Resident Council, and will serve as a liaison with interested residents.

The chair will report to Council as specified in the bylaws regarding the committee's activities.

4. Meetings: The committee will normally meet monthly at a regularly scheduled time. Meetings will be posted in the Lamp Post and are open to all interested members of the community. In addition, the chair will call special meetings as requested by the Fitness Trainer, the Wellness Director, or any of its members.

Joan Borgos proposed that this description be presented at the Association meeting to be used as a model for all committees.

Carol Neubert will be updating the committees and activities booklet that was written three years ago.

Fran stated that the Committee will post all fitness activities weekly. She also expressed her delight with the work that has been done in the lower level of the Meeting House but acknowledged that there is still a lot of "stuff" that needs to be removed.

Proposed Revisions to Bylaws Sections on Committees. Further revisions were proposed. The latest revision of the Bylaws was approved by the Council. They will be presented to the Association at the August 7 meeting for final approval.

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OTHER ISSUES

Use of the electronic bulletin board. While re-installation of the existing technology offers one communication possibility, Elly Rumelt will also talk with Suzie about a different type of display for programs and activities that would be thematic. This would be in addition to our calendar listings which are chronological.

Return visit from David Jones will be on the schedule after Labor Day.

UPDATE: David Jones is available to return on either September 12 or 13 to work specifically with the Council. The Co-Presidents will check availability with the Council for either of these days.

Suggestion for tree planting in recent discussion on North Neighbors.

We will allow some time for discussion to understand level of interest and commitment. Any planting should conform to the Paradise design plan and must be approved by Mike.

Suggestions include planting trees as memorials, presenting the question to the Property Committee or Land Conservation Committee, and forming a Cottage Garden Committee.

Lathrop qualifies for trees from the Tree Northampton program only along Bridge Road.

GUEST INVOLVEMENT. Alaire Rieffel asked about honoraria for speakers. Dale clarified that the Program Committee can either submit a request for reimbursement or request a check for the speaker in advance of the presentation.

The meeting was adjourned at 12:15

Coming Events

Association and Council Meetings

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

Next Council Meeting, Wednesday, September 4, 10:00 a. m.

Respectfully Submitted,

Arlene Jennings.

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