

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 1

MOMENT OF SILENCE

Co-President Chris Hjelt opened the quarterly Association meeting at 10:00 a.m. with a moment of silence, asking us to center ourselves on our purpose "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...."

COMINGS & GOINGS

Candles were lighted for Patricia Van Pelt, Eleanor Gaudreau, Bob First, and Dana Wright who have passed recently but whose spirits we sense are still with us.

Holly and Jeff Mitchell have recently moved to 41 Dogwood.

SHOUT OUTS

Thanks to the maintenance crew who repaired the driveway wall between 60 and 61 Goldenchain.

Thanks to the Land Preservation Committee who will see to the removal of the invasives Japanese Knotweed and Japanese Stiltgrass on our land.

We appreciate the work that has gone into the lower level of the Meeting House and look forward to the grand opening celebration.

The new speed bumps are serving as a useful reminder as we drive through the campus.

Lake Schieffelin is dry, and attention is now on the Goldenchain retention pond.

Miriam Moss expressed special thanks to Chris for all she does for us as president.

Jack Hjelt offered a shout out for the support experienced in the community.

MINUTES from the July 3, 2019, Council Meeting were approved as submitted.

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

TREASURER'S REPORT. Dale LaBonte

Free Business Checking			
Month	Income	Expenses	
			\$8,116.40
May	\$123.00	\$73.49	\$8,165.91
June	\$0.00	\$1,273.69	\$6,892.22
July	\$0.00	\$279.07	\$6,163.15
Balance	\$123.00	\$1,626.25	\$6,163.15

Income: cocktail purchase; donation for room use.

Expenses: reimbursement for lunches & socials; memorial donations; gifts for outgoing officers; butterfly garden; program honoraria; subsidies: yoga, tai chi.

15 Month CD Interest 1.49%		
Month	Interest 2.3%	
		\$5143.36
May	\$7.41	\$5,150.77
June	\$9.01	\$5,159.78
July	\$10.64	\$5,170.42
Balance	\$26.06	\$5,170.42

2018 Community Fund: Fitness Account Balance \$1331.89

2019 Community Fund: Northampton Resident Association \$7,025.00

The Treasurer's Report was accepted.

8/21/2019

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 3

MANAGEMENT REPORTS. Thom Wright, Executive Director

Master plan update. Kendal has reviewed and shared the latest financials. We need to reduce the costs.

Status of razing structures on Bridge Road. Asbestos removal must be accomplished before demolition can begin. Management is leaning to replacing the garden shed.

Goldenchain Detention Basin. Berkshire Design is preparing a proposal for alternatives including a rain garden [a designed depression storage that allows rainwater runoff].

Kendal at Home. Executive Director, Lynne Giacobbe, made a presentation to residents on Tuesday, August 6. The program will launch in Northampton in September.

EPOS [eposhomes.com] is working on sound issues in the Gathering Room and will be installing security cameras covering every doorway to the Meeting House. The main door, kitchen door, lower level door, and the door by the art room will be covered. One additional camera will cover the fitness room. Installation will take place this week and the cameras may be operational as soon as Monday.

EPOS is also studying Meeting House key issues with a view to possibly introducing a key fob or swipe card system since residents are experiencing difficulties with the locks. There will be a presentation on possible solutions in about a month.

Blue House Guest Suite. The space will be available soon, probably in September. The rate for visitors has yet to be determined.

8/21/2019

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

MANAGEMENT REPORTS. Frank Sansom. Director of Finance. Financial Update through 6/30/19.

Occupancy			
As of 6/30/2019	Inn	Townhomes	Total
Inventory	50	138	188
Actual	92%	96%	95%
Budgeted	86%	95%	92%

Entrance Fee Activity	
Refunds Paid	\$(2,062,775)
New Entrance Fees	\$2,285,000
Net Entrance Fees	\$222,225

Cash Net Operating Margin			
As of 6/30/2019	Actual	Budget	Variance
Revenue	\$2,729,986	\$2,719,646	\$10,340
Expense	<u>\$2,478,409</u>	<u>\$2,599,716</u>	<u>\$121,307</u>
Cash, Net Income (Loss)	\$251,577	\$119,930	\$131,647
N.O.M.	9.2%	4.4%	

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

CHANGE IN NET ASSETS			
As of 6/30/2019	Actual	Budget	Variance
Revenue	\$2,972,602	\$2,869,646	\$102,956
Expense	\$3,203,076	\$3,324,714	\$(121,307)
Non-Operating Revenue	\$107,542	\$-0-	\$107,542
Change in Net Assets	\$(123,263)	\$(455,068)	\$331,805

Days Cash on Hand

- 36 Days Cash on Hand
- 150 Days is Benchmark
- YTD Cash Flow: Decrease of \$320K

Statement of Financial Position 6/30/2019	
Assets	\$23,096,546
Liabilities	\$45,040,827
Net Assets	\$(21,944,281)

Further observations:

- We have a \$1,000,000 line of credit and are beginning to draw on it for the first time.
- Our \$150K capital budget is nearing depletion. Demolition of the Bridge Road structures will take us over budget.
- We will have a finance advisory committee.

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 6

MANAGEMENT REPORTS. Sales & Marketing Update. Suzie Moyer Dickson

Lathrop Reservation List: YTD

- New Reservation List Deposits 2019 = 41
- Total Reservation List = 221

(New Reservation List Deposits 2018 = 66)

Sales Turnover Report as of 7/30/19 (Sold and Under Renovation),

- Northampton Townhomes 7
- Easthampton Townhomes 4
- The Inn Apartments 11

Occupied & Sold (as of 7/30/2019)

- Northampton 100% (77/77)
- Easthampton 100% (61/61)
- The Inn 100% (49/50)
- Lathrop Total Occupancy 100%

While all products are 100% sold, the marketing budget is below projected.

The Inn offers a choice of entry fee of \$150K or a \$12K community fee with a higher monthly service fee than the entry fee. Suzie is encouraged that a resident recently chose to convert from the community fee to the entry fee.

There will be a **farewell party for Michael Todd** on the porch of the Meeting House on August 28. Guests are invited to wear red.

ALERTS. Resurfacing Bridge Road. Unless there is rain, resurfacing of Bridge Road starts tomorrow August 8 at Look Park on our side of the street and will probably reach Lathrop by about 3 p. m. Through traffic will be diverted to route 9. The rain date is Monday. Chris offered the suggestion of going to Lilly library in Florence in case one gets stranded outside the campus. The library is open to 8 p. m.

Amendment to bylaws. All residents have received copies of the new language on Association committee structure. The meeting approved the amendments.

8/21/2019

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 7

COMMITTEE REPORTS REQUESTING ACTION

Butterfly Garden Committee, Dave Morrissey for Judy Buhner and Pamela White. We budgeted \$600 and spent \$369 last year. A Smith student has maintained the garden very successfully. The committee requests another \$600 for this year. The meeting approved the payment.

Meeting House Ad Hoc Planning Committee, Dave Morrissey. The committee has been meeting since March to consider the state of the Meeting House and the Blue House. Enhancement for marketing purposes and resident comfort is evolving. The committee encourages residents to communicate their interests.

Renovation of the **lower level** has been completed with a \$20,000 donation and \$50,000 from Lathrop.

On the **main floor** a new patio has been built and the trash receptacles and grill moved to the patio. There will also be a trash shed.

Brenda created the hanging baskets for the **porch**. The porch ceiling will be painted blue. We will test two rocking chairs.

Some furniture has been moved from the **Gathering Room** and **Lobby** to the Blue House. There is interest in new seating at the puzzle table and a sideboard for the Gathering Room. The electronic information display may be reinstalled, but it is challenging to find an appropriate location. There is some interest in painting and replacing the lighting in the Gathering Room. Funds are not available now so there is time to consider options.

We will replace the **Windows 7 computer** in the Library. The operating system and Office suite on the computer are 10 years old, so we need Windows 10 and the current version of Office. Computer choice and software will be like those at the senior center and public library. Sarah will be consulted so that we meet Lathrop standards. Michael Schwarz suggests we should purchase a laser printer. The committee requests \$800 for the computer, printer, software, and tech support. The meeting approved up to \$800. Chris expressed appreciation for the work the committee has done.

8/21/2019

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 8

Tree Ad Hoc Committee, Hans Van Heyst. A conversation initiated by Daphne Stevens on North Neighbors has continued among residents, both on the mailing list and around campus, about adding trees to our property for the protection of the earth from global warming.

Noting the energy around the question, Chris appointed an ad hoc committee of Hans Van Heyst, Daphne Stevens, Ed Shanahan and Rowena Roodman. They have drawn up a plan to have trees planted by October, possibly with more next year. The plan depends upon funds from Lathrop and individual donations.

Several residents expressed concerns about selection, placement, and maintenance of trees and sidewalks and suggested we are moving too fast. The plan indicates sites will be marked so that residents can review placement before work occurs.

- Bob Buhner argued that with \$18,000 available to us we should use Association funds, not just let them continue to accumulate..
- Sheila Lyford reminded the assembly that before the storm of 2011 one could stroll down Shallowbrook in the shade and that we have waited eight years since then. She asked, "What are we waiting for?"
- Cynthia Stanton does appreciate fall planting but argues for more discussion of placement, especially in groups, based on recent research. She did stand down.
- Michael Schwarz argued that it is "time to get on with it" as our campus and planet need trees.
- Daphne reported that some trees are sick and will be sawed down.
- Judy Buhner reinforced the argument saying we need something positive to happen here. This can start the momentum.
- And finally, Joan Bernardini told us we need to stop procrastinating and make something happen here.

The meeting approved the plan, which helps to build out the master plan proposed by Paradise City Landscape Design, and authorized the committee to coordinate with Lathrop management in purchasing and planting large shade trees at selected

8/21/2019

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 9

points adjacent to Shallowbrook Road, specifically Native Red Maple, Native Red Oak, and the American Elm that is resistant to Dutch Elm disease. Young trees will be approximately 2 inches in diameter and will cost approximately \$450 each, including planting. Once we know the number of trees we can purchase, proposed sites for planting will be marked for community comment for a period of at least 3 weeks. Concerns regarding placement should be directed in writing to Hans Van Heyst and the Ad Hoc Tree Committee.

Individual contributions to the tree project can be made by check to The Lathrop Communities with the words Northampton Trees on the memo line. Residents can leave checks with Bonnie in the office for forwarding to Frank Sansom or send them directly to Frank. The value of all checks received before August 19 along with the Lathrop and Association contributions will determine the number of trees we can order for fall planting. Checks arriving after August 19 may be applied to this fall's planting if the tree order can be amended. The balance will be retained in a special account for public trees on our campus to be planted at a future date. The Ad Hoc Tree committee will work directly with individuals who would like to purchase a memorial tree.

The Association approved a contribution of \$2,000 towards the project; Lathrop Management agreed to contribute \$1,000 from unrestricted funds from the annual appeal.

OTHER MATTERS

Crabapple requests we negotiate a reasonable time for trash and recycling pickup, say 10 a. m. Bonnie has assured us that pick up after 10:00 is appropriate for our community, and USA will be informed. Residents should let the office know if theirs is not collected, and USA Recycling will return if they haven't collected everything.

UPCOMING COMMUNITY-WIDE ACTIVITIES

Bridge Rd Paving, August 8 and 9

Kabob Lunch, August 14, 12:30

Farewell Porch Party for Michael Todd, August 28, 2:00 p. m.

David Jones works with Council, September date tbd

Grand Opening of Lower Level in September

8/21/2019

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
August 7, 2019

Page 10

The meeting adjourned at noon.

Respectfully submitted,
Arlene Jennings

8/21/2019