

NORTHAMPTON RESIDENTS' ASSOCIATION MEETING
May 6, 2020

Co-President Chris Hjelt opened the quarterly Association meeting at 10:00 a.m., lighting candles to invite into our gathering our friends who have passed on: Helen Armstrong, Joe Hirschel, Monique Rowland, Grant Bowman, Pat Walsh, Audrey Bozzo, and Judy Stearns. Chris's tributes were followed by a moment of silence to center ourselves in preparation for our meeting.

COMINGS & GOINGS

Betty Moran is in rehab and will not return to Lathrop. Joel Dansky was at Fisher Home Hospice at the time of the meeting. He died the following day. Stacy Carmichael is living at Applewood, doing well. Hans and Judy Van Heyst hope to return from Florida about the end of May. Ann Yarnall is also still in Florida.

GRATITUDES

Chris began with an expression of gratitude that we are safe and living in community. That says a lot about our caring for each other, being cautious, wearing our masks, respecting distance, and being cautious off campus. Our walk arounds have built community. We have stepped up to neighborliness, watching out for each other in special ways. Dale especially has contributed by making it possible for us to meet on Zoom. We have knitting on Zoom, we have committee meetings on Zoom, Council meetings on Zoom. Carol Neubert is grateful to Bob Buhner for the entertainment he presents to delight and challenge us at the Aspen end of the walks. Arlene is grateful to Thom and Rob for their leadership in this challenging time. Jack expressed his gratitude to all Lathrop employees for their service and the challenges they and their families face while supporting us. We are grateful as well to Peter Van Pelt and Joan Wofford for their work on the Board.

TREASURER'S REPORT. Dale LaBonte.

May 2020 Treasurer's Report for Association Meeting
Free Business Checking

Month	Income	Expenses	\$9,159.94
February	\$0	\$376.40	\$8,783.54
March	\$0	\$131.01	\$8652.53
April	\$100	\$261.68	\$8490.85
Balance	\$10.00	\$769.11	\$8490.85

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Income: room donation

Expenses: supplies, refreshments, meeting house shades, yoga support,
memorial donations

15 Month CD

Month	Interest (2.3%)	
		\$5,230.10
February	\$9.12	\$5,239.22
March	\$10.44	\$5,249.66
April	\$9.81	\$5,259.47
Balance	\$29.37	\$5,259.47

MEETING PROCESS. Residents are asked to take any questions about the minutes or treasurer's report to their lane rep for discussion in council. Council has met weekly for a month but may reduce the frequency.

This is our annual meeting and was to have been a celebration of all that has been achieved during the year—the guest room, the fitness center, the trees that were planted. Our artists who provide beautiful art in our gallery. We will have that celebration one day when we are back in our Meeting House.

We have already confirmed the new officers for next year lane by lane. They have been duly elected. Thanks to our nominating committee--Bob Buhner, Gary Roodman, and Jean Shackelford, and to those who have stepped up to serve next year. Jack and Chris will stay on for another year. Dale moves up the vice president slot, Judy Hyde will take over as secretary, and Dennie Brandt will become treasurer.

Jack added his appreciation for the contributions made by our outgoing officers and by our lane reps, quoting Nelson Mandela upon his release from prison: "There can be no greater gift than that of giving one's time and energy to help others without expecting anything in return." He thanked Audrey for her work as vice president, Dale for her work as treasurer, and Arlene for her work as secretary.

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MANAGEMENT REPORTS

Thom Wright. Executive Director. Gratitudes. Thom greeted the assembly, expressed his pleasure in actually seeing our faces, and announced that he will be on our campus on Fridays going forward.

He expressed his appreciation for teachers and nurses, and for those among us who were teachers and nurses, on the day, May 5 and 6, and week that honor them. He applauded residents for learning Zoom. He is impressed how we have learned to maintain a social connection while distancing. He thanked all Lathrop staff who have stepped up to be with us, to be the heroes on the front line, to put their own lives on hold for periods of time during the week to be with us. That does not go unnoticed or unappreciated. We will have a time for celebration. He thanked Kendal for their support to us in obtaining PPE and all the resources we have needed.

Planning for the Future. Thom is on the Governor's call every morning as a listener to understand what is going on in the state and to extrapolate what we need to know here. There are now about 325,000 cases with a decline in positive test results. As of yesterday, only 10% of tests have had a positive result. Thanks to the protocols in place (social distancing, staying home, wearing masks) the trend in cases is only 5% going to hospital.

Lathrop is now developing a plan for a **phased reopening**, a methodical, conservative approach working with a COVID task force to create a framework on how we might move forward in the next 60-90 days. We do expect a resurgence in the fall and again next spring. We would be remiss to allow large gatherings too soon or loosen the protocols. We are taking a lot of our cues from the CDC and local government.

He asks **committees** to start to imagine the ways in which we might be able to phase in some lesser restrictions. The Fitness committee in Easthampton has already put together a proposal.

We have been highly focused on COVID but are also working on steps to keep us moving forward. On the **master plan** for expansion in Easthampton, we have been working with the architects, Berkshire Design, and the City of Easthampton on the conservation restriction of 75 acres. We are making our plans now so that when the world reopens we are in line to make our case to the organizations and agencies where we will need approvals.

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A strong concern from the beginning has been around the **psycho-social component**, the impacts of isolation, fears, and anxieties for mental health. We researched how to incorporate two social work interns into our campus life to help us move through this season and come out the other side with a much better perspective. There will be more information about them as we finalize the planning.

We are thinking holistically about what this is doing for us. There are a lot of negatives but many positives. We want to **focus on what we have learned**, what we want to continue doing, what this means for our future and the ways in which we design spaces.

Rob and Thom are offering **Zoom meetings for the lanes**. If lane reps get in touch with Sarah, she will find the times.

Frank Sansom. Director of Finance. Financial Update through 2/29/20

Occupancy				Entrance Fee Activity	
As of 2/29/2020	Inn	Townhomes	Total		Total as of 2/29/2020
Inventory	50	138	188	Refunds Paid	\$(489,900)
Actual	96%	97%	97%	New Ent. Fees	<u>\$ 52,000</u>
Budgeted	96%	95%	95%	Net Ent. Fees	\$(437,900)

Cash Net Operating Margin				Change in Net Assets			
As of 2/29/2020:	Actual	Budget	Variance	As of 2/29/2020:	Actual	Budget	Variance
Revenue	\$993,883	\$979,792	\$14,091	Revenue	\$1,045,233	\$1,038,126	\$ 7,107
Expense	<u>\$950,001</u>	<u>\$941,589</u>	<u>\$ 8,412</u>	Expense	\$1,193,801	\$1,183,255	\$ (10,546)
Cash, Net Income (Loss)	\$43,882	\$ 38,203	\$58,956	Non-Operating Revenue	<u>\$(32,587)</u>	<u>\$-0-</u>	<u>\$(32,587)</u>
N.O.M.	4.4%	3.9%		Change in Net Assets	\$(181,155)	\$(145,129)	\$(36,026)

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Days Cash on Hand	Statement of Financial Position	
<ul style="list-style-type: none"> • 2 Days Cash on Hand • 150 Days Is Benchmark • YTD Cash Flow: Decrease of \$256K 	2/29/2020	
	Assets	\$21,950,943
	Liabilities	\$44,806,655
	Net Assets	\$(22,856,112)

Suzie Dickson Moyer. Sales and Marketing Update.

Lathrop Reservation List YTD (3/31/2020)

- New Reservation List Deposits 2020 = 14
- Total Reservation List = 228

Sales Turnover Report as of 3/31/20 (Sold and Under Renovation)

- Northampton Townhomes 3
- Easthampton Townhomes 1
- The Inn Apartments 4

Occupied & Sold (as of 3/31/20)

- Northampton 100% (77/77)
- Easthampton 100% (61/61)
- The Inn 96% (49/51)
- Lathrop Total Occupancy 99%

The family that originally purchased 48 Firethorn will not be coming to Lathrop, but Chris has just resold 48 this morning.

There will be move-ins on June 1 at 46 Firethorn and on June 25 or sooner at 51 Firethorn.

Suzie has started a new priority program in which the **reservation list** for new cottages will take an additional \$2,000 with each application. The payment

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indicates a keen interest but no financial obligation. To date, a total of 50 families have responded who are willing to pay the extra \$2,000 to be on the official priority list.

Chris observed that our sense of community is a strong selling point, and thanked Suzie for her work on our behalf. Suzie agreed that there is such interest now to not be isolated in moving to our communities. Also, with the new construction, people are starved for something to look forward to.

Rob Olmsted. Wellness. He too expressed his gratitude and how he was moved to hear the names of those who had passed. On gratitude, how thankful he was to know all those people and all of us and to have the opportunity to sit down with us and know our unique stories.

The choices we make from a wellness perspective are all the more important and no different now from before--that we are exercising, attending to our diet, attending to our sleep, managing our stress. In that we have new challenges, and new learning is all the more important. Stress in itself does not have to be a negative. Making good choices in this new context is a powerful thing. It is all the more important that we are making connections, that our social wellness is in place. He is thrilled to see our adaptations to this environment. Finding new projects, making it a positive. On the theme of spring the appreciation of beauty.

Thom mentioned the new initiative of adding social workers to our service component. We are excited about bringing them in, albeit initially in a limited capacity. He will be asking some residents to help form a working group to collaborate with the interns.

On masks, the rule is that we always wear them when we are in public, but from Rob's perspective, they do limit our ability to ventilate our lungs properly with oxygen. While it is essential to wear a mask and keep a good social distance in the presence of others, he recommends cautiously considering our lungs when we are outdoors.

COMMUNITY QUESTIONS.

Chris asked Thom to tell us more about what to expect with respect to landscaping work. Thom replied that we were surprised that Spring Valley was able to come in so early, and they are now doing just the spring cleanup. If residents have small

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related projects, we can submit them now. Jose was working here, then with Spring Valley, and is now back with us, and we expect him to be able to be responsive to some of these requests. He has been working on a project at the Inn, but long term, we expect to see him back here full time for landscaping to bring some of that work in house for more quality and cost control. Then we can go to some of the projects we had planned.

Chris asked if we would have someone on campus in the role Brenda had last year. Thom replied, it may be Brenda or Jose, so we will be able to get to some of the projects residents ask for in the next thirty days.

Chris asked, what are the topics we should be taking up in our meetings? There were no questions raised, but they are welcome.

Thom closed the meeting with a reading: Empty Spaces and Full Hearts. When you go out and see the empty streets, and empty stadiums, the empty train platforms, don't say to yourself, it looks like the end of the world. What you are seeing is love in action, what you are seeing in that negative space is how much we do care for each other. For our grandparents, for our immune compromised brothers and sisters, for people we will never meet. People will lose jobs over this. Some will lose their businesses, and some will lose their lives. All the more reason to take a moment when you are out on your own walk or on your way to the store or just watching the news, to look into the emptiness and marvel at all the love. Let it fill and sustain you. It isn't the end of the world. It is the most remarkable act of global solidarity we may ever witness.

COMMUNITY ANNOUNCEMENTS.

The **trivia game** Friday evening still has a few spots. Get in touch with Carol Neubert.

Jack announced that there will be a second **musical serenade** about 4:30 on the next sunny afternoon when the temperature is about 60 degrees. In the same format as the first. There will be a notice.

The meeting ended at 11:05. Sixty-one residents and four staff attended.

Respectfully submitted,

Arlene Jennings

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