

Northampton Residents' Association. February 3, 2021

Minutes

Chris Hjelt gathered into our presence Bette Moran and Andy Walsh, who died in the last 6 months. This was followed by a moment of silence.

Gratitudes

- the vaccine clinic
- Secret Santa organized by Elly
- Meeting House decoration by Jean and Carol and their team
- The return of Meetinghouse movies by Dave
- Staff appreciation fund appeal netted \$9,670
- Communal writing project
- The organization of fun projects by Chris
- Thom appreciated us for how we've risen to the challenge of COVID

Comings and goings

- Andrea Kulin continues to live at the Hospice at Fisher Home
- Anne Yarnall will not be returning to Lathrop
- Margaret Zelljadt is recovering from a fall and is in rehab at Charlene Manor in Greenfield.

New arrivals: Ann Wood, Donald and Sally Ives, Meg Lindsay and Gary Fey

Treasurer's report

December 2020 and January 2021, as corrected

	<u>In</u>	<u>Out</u>	<u>Balance</u>
Balance Dec 1			\$11,002.18
Fall Fund raising	\$5,785.00		16,787.18
Bonnie Good Bye and Thanks Northampton Music Center		\$211.90	16,575.28
Winter concert		100.00	16,475.28
Exercise Bike Pedals		52.97	16,422.31
Balance January 1, 2021			16,422.31
Memorial gift for Andy Walsh to St Elizabeth Ann Seaton Church		\$50.00	\$16,372.31
Balance, February 1, 2021			\$16,372.31

Balance includes \$5,200 from the CD that was cashed.

Management Reports

Introduction of Chris Hague, Facilities Manager. Chris is addressing refurbishments - trying to reduce time to 60 days despite supply chain problems and getting necessary components. Managing Spring Valley.

Master Plan Expansion - Thom

Process - wanting to be sure to include residents' voices in any final decision. Management appreciates the memos from residents. Three scenarios are being prepared for community input.

- Build option with additional residential units and a commons building on the Easthampton campus
- Limited build (only commons building in Easthampton)
- No build - how to accomplish a commons without building

Scenarios will first be presented to the Executive Committee of the Board then shared with residents at zoom meetings tentatively planned for the week of February 22 before being presented to the Board for their decision, probably at the April Board meeting.

Financial Report - Frank

Lathrop repaid a loan to Kendal who waived 25% of the interest. Looking for loan forgiveness from the Government Paycheck Protection loan provided as part of pandemic relief. Otherwise, close to budget. Did not hit our 5% cash reserve. More like 2% because of fewer townhome turnovers.

Marketing - Suzie:

Occupancy: overall 98% last year. Wait list still growing. Priority list with 35 paid reservations for new units is at 97% without going public. (See attached slides)

Suzie is happy to do a zoom session about the proposed units. Please contact her if this would be helpful.

Mike Stevens raised concerns about the energy efficiency of cathedral ceilings, and Gary Fey had inquiries about the way square footage is calculated. Square footage for each type of unit are displayed on the slides.

Fran Volkmann shared her deep hope for transparency as we move towards the conclusion of this very long project. Despite the fact that the project has gone on for many years and much money has been spent, it almost feels to many that we are starting over.

Thom: Scenario planning will be the best basis for discussion. We know we've reached a limit in knowledge; now we need to decide.

Carol Neubert raised the concern that all options address the financial need of Lathrop?

Thom: yes, All scenarios will look for \$500,000 differential.

Frank: yes, we said years ago we need better cash flow. We're now looking at adding additional townhomes to the full build option, which brings us closer to the money we need.

Thom will schedule a zoom meeting for the week of 2/22 to bring more info to residents.

Frank will get all the numbers together for all 3 scenarios in next 2 weeks.

Wellness report from Rob:

- All residents should have a regular fitness routine and look for ways to build resilience through connection.
- Rob wants to hear from us about how the wellness program can be helpful
- We are looking to reestablish the safety committee and need a resident from this campus. (Cynthia Stanton has volunteered.)

Vaccine/Covid:

As of March 1, we will have 100% residents vaccinated. We don't know the length of protection, but we should assume annual boosters. The new strains are more transmissible but not necessarily more lethal. Don't know how effective these inoculations will be against new strains, nor whether we can still be spreaders. We DO KNOW that these vaccines are very protective for us.

Next clinic will be on Monday, 2/8. Your scheduled time is on a memo placed in your cubby. No indication that Walgreen's will not follow through. If you come early, wait in your car until your scheduled time. Bring VAR form. (Extras in the Meeting House). Cards will be given to show vaccinated. Keep these cards to prove you have been vaccinated.

Winter activities

Chris reviewed regularly scheduled activities and asked for reports from the conveners of some activities:

Regularly Scheduled Activities

With great appreciation to Carol Neubert and Rowena Roodman for their faithfully presenting Bone and Balance on Zoom, to Peter Van Pelt for regularly assembling the Men's Group and Dave Morrissey for finding such great movies.

Monday	2:00	Healthy Bones and Balance on Zoom
Tuesday		
Wednesday	2:00	Handicrafts and conversation on Zoom
	3:30	Walk Around go left
Thursday	10:30	Men's Group on Zoom
	2:00	Healthy Bones and Balance on Zoom
Friday		
Saturday	2:00	Walk Around go right.
Sunday	2:00	Movies with Dave in the Gathering Room

Additional activities and how to join

Bird Lovers gather every other Tuesday on Zoom to share information about our birds—their habitats, habits and songs. All are welcome. Contact Judy Hyde judyquake@gmail.com or Mary Alice Wilson maryalice1936@gmail.com.

African American Writers book group has an opening for a few new members. This vibrant group of readers and learners reads both fiction and non-fiction from Richard

Wright to Toni Morrison as a way of understanding the impact of race on our world and our thinking. Contact Joan Laird at joanelaird@gmail.com

Communal Story Writing: This is the second round for this community activities. 7 or 8 writers join in the fun project of drafting a story. Peter Van Pelt sets the stage in the opening paragraph and each member of the group adds another 100 words. No Pulitzer Prize winners but a lot of fun. Contact Peter Van Pelt at pvanp@pasty.net

Cooking and Food enthusiasts are gathering on Zoom for an organizational meeting on Friday, February 5. If you missed the meeting, but want to join in the fun, contact Fran Volkman at fvolkman@smith.edu.

A **Study Group** is forming to look holistically at the Biden Administration's first 100 days. Working on the assumption that there are so many priorities facing the new administration: the pandemic, climate change, immigration, economic inequity, racial tension—just to name a few, that we cannot not rely on our natural inclination to work lineally, breaking down the component parts. Instead, we must find ways to approach and understand the complex set of variable that face our world and the ways they interact and challenge the new administration. The group will explore current media resources as well as historical studies that help us understand our current situation. Plans are to meet regularly either weekly or twice a month. Participants in the first meeting will set the parameters of the group and their approach to this study. Contact Lou Ratte at janluratte@aol.com to join in this effort.

No regular **winter walks** are planned, but watch NorthNeighbors for one-off opportunities. This past week, 7 residents joined Hans in a snow shoeing trek in our forest. With more snow coming, keep your snow shoes handy for another adventure.

Matters Arising

Elly asked about the Diversity Committee. Joan Wofford said she is on the Diversity Committee of the Board that meets regularly. Suzie is also on that committee and said they are looking for residents. Joan Laird said she had sent 3 suggestions to this committee already.

Chris: Let's be thinking about the ideas we had for new furniture in the Meeting House. The report prepared by the Meeting House Committee and presented last year is attached for our review. A word of caution: do not be concerned about the fabric in the pictures, focus on style and comfort—fabric choices are made at the time of purchase.

Final inspiring words about how great it is to live in this community, with much appreciation for the contributions of our co-presidents.

The meeting closed at 12:00 with thanks for residents' commitment and resilience for hanging in on this long meeting.



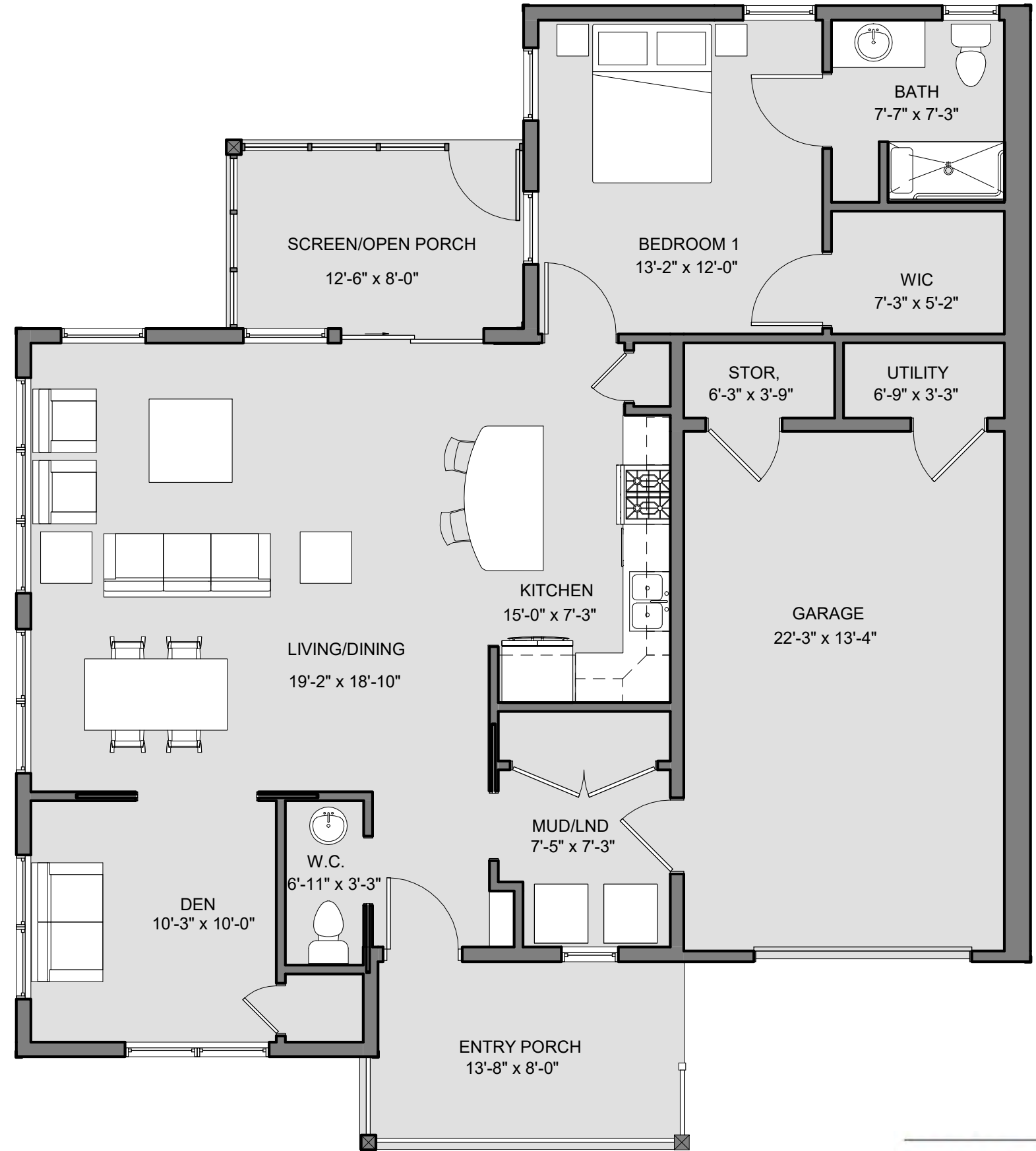






ONE BEDROOM UNIT TYPE D - 1,082 GSF - 956 NSF

NOTE: THIS IS SF LIVING, NOT INCLUDING GARAGE AND SCREEN PORCH.



Lathrop Community

3/16" = 1' - 0"

09/17 /2020

KUHN·RIDDLE
ARCHITECTS

TWO BEDROOM UNIT TYPE E - 1,346 GSF - 1,197 NSF

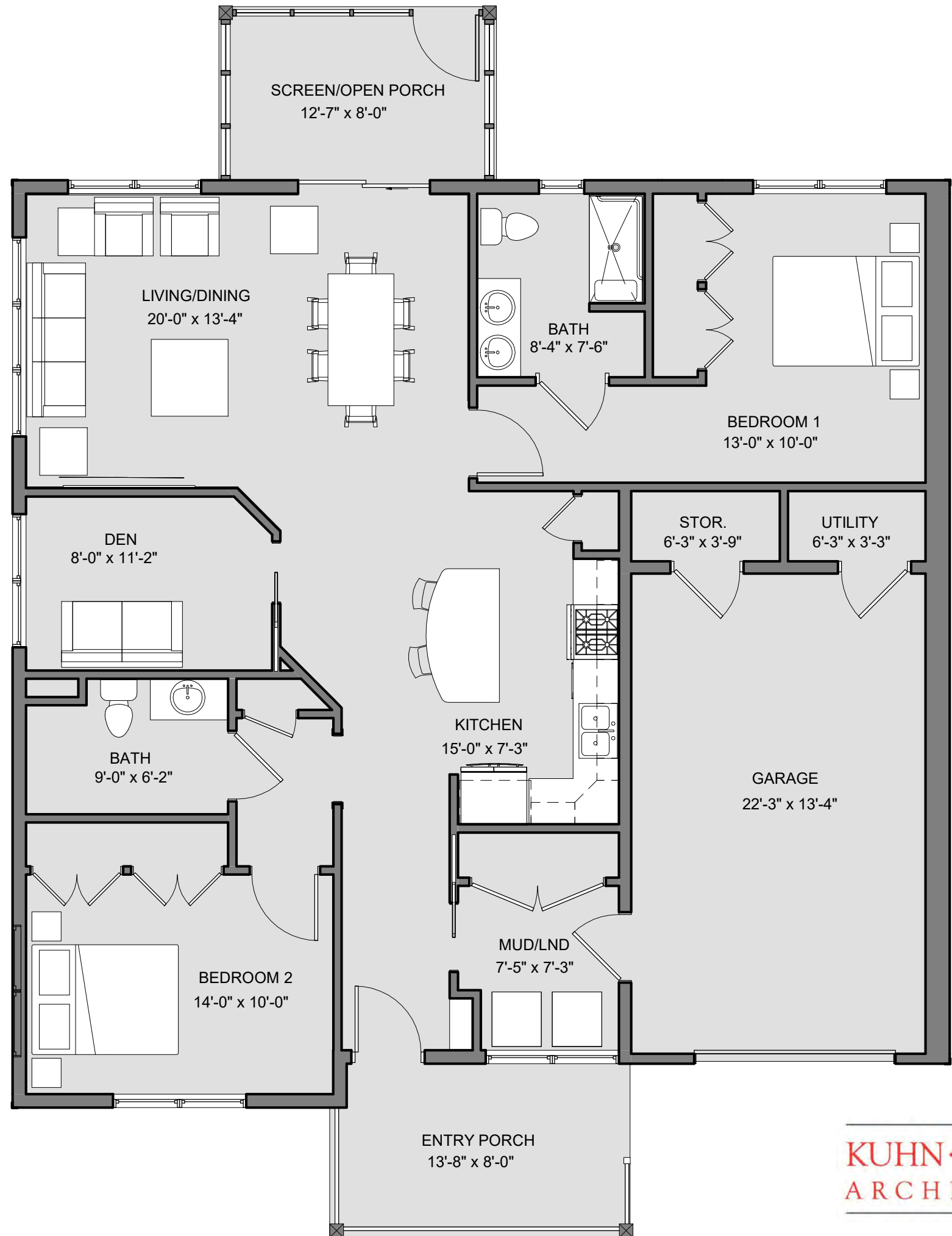
NOTE: THIS IS SF LIVING, NOT INCLUDING GARAGE AND SCREEN PORCH.



Lathrop Community

3/16" = 1' - 0"

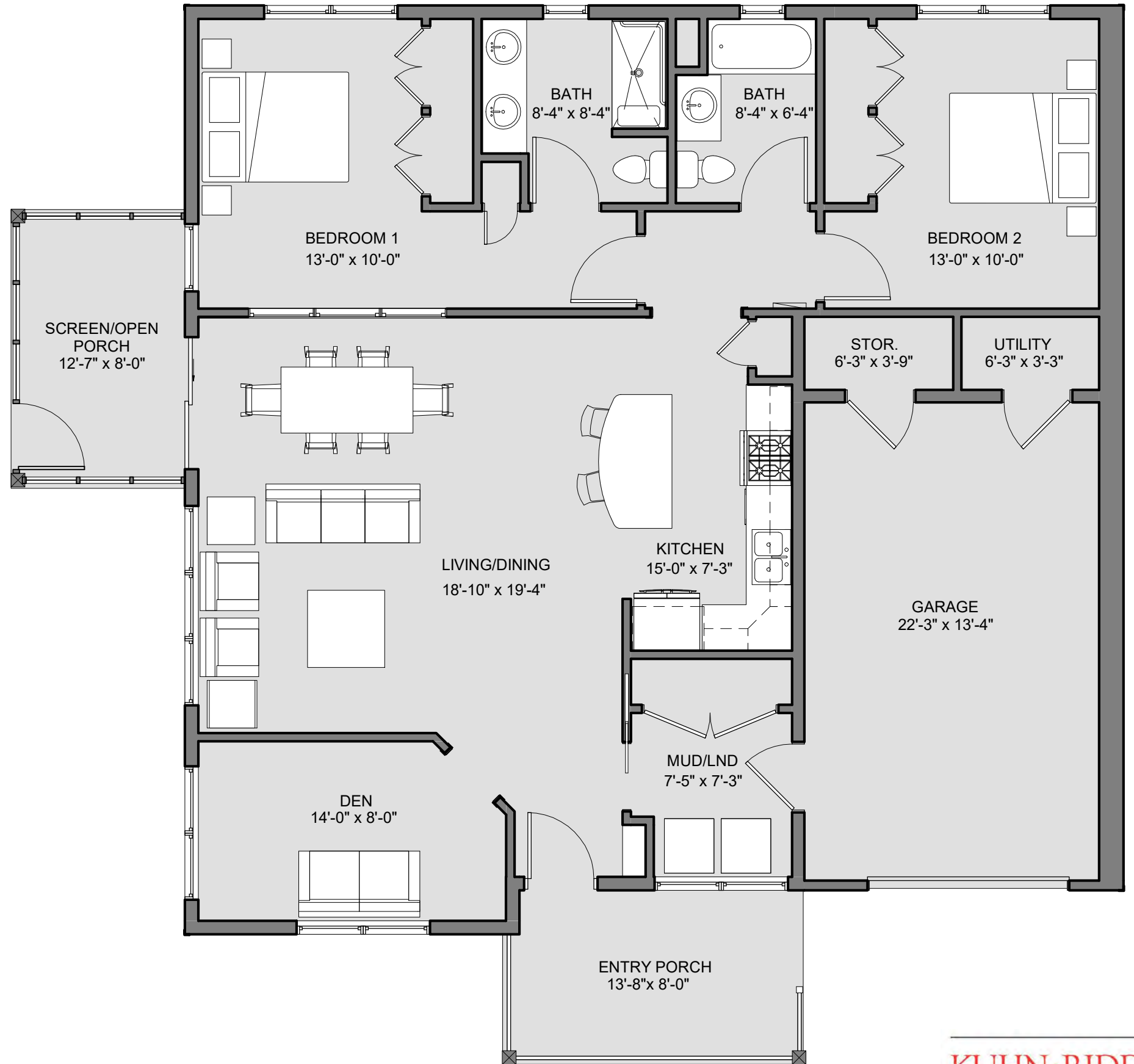
09/16/2020



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TWO BEDROOM UNIT TYPE F - 1,348 GSF - 1,201 NSF

NOTE: THIS IS SF LIVING, NOT INCLUDING GARAGE AND SCREEN PORCH.



Lathrop Community

3/16" = 1' - 0"

09/16 /2020

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ARCHITECTS

New Furnishing for the Gallery Room

Presented by the Ad Hoc Meeting House Committee

BACKGROUND: The Voting Chairs.

- Based on community feed back, generally the most comfortable seats were:
 - 19.5-20 inches deep front to back and 18 to 20 inches high.
 - Seats must have arms and be firm for ease on sitting and rising.
 - Fabric should not compete with the art work, be sturdy, not show soil easily and stain resistant.
 - Tight backs rather than cushions were preferred
 - Sliders under the legs of the Loveseats for easy moving.

1

Estimated Budget

(Preliminary ideas are to ask for a 50/50 share with Management)

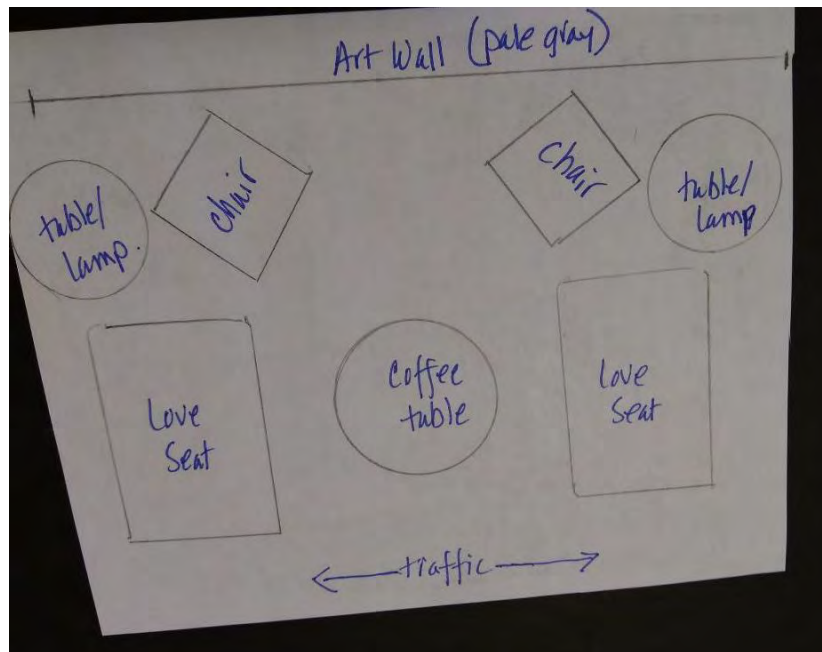
2 Loveseats	\$4,000
2 chairs	1,500
2 floor lamps	500
1 Coffee table	900
	\$ 6,900

Two Year Strategy Proposed:

- **Year one:** two loveseats
- **Year two:** chairs, coffee table and lamps

2

The Layout



3

The Journey

Shelia, Edie, Judy Buhner and Cynthia Nyary visited four local furniture stores to measure and test possible furniture, putting their butts on the line for Lathrop.

Sample Loveseats and Chairs

Fabric and leg style determined at time of purchase.

4

Digby by Flexsteel Furniture



Ocean Drive by Palliser

5

Tailor Made by Temple Furniture



6

Times Square by Rowe Furniture



7



Willett by Rowe Furniture