

Lathrop Northampton Council

Minutes of meeting July 7, 2021

Attending:

Officers: Elly Rumelt, Jack Hjelt, Dale LaBonte,

Lane reps: Shelley Schieffelin, Jean Krogh, Martha Cushman, Sarah Ismail, Bob Buhner, Gary Fey, Ginny Biggie

Staff: Thomas Wright, Holly Bove-Smith, Chris Hague, Sarah Gauger, Rob Olmsted

Approval of minutes of June 2, 2021 Council meeting. No corrections to the minutes

Treasurer's report. Current balance is \$14,776.05. No correction to treasury report

Management reports

Thomas Wright – Leaving August 1, 2021 for a new job more compatible with the next phase of life. Appreciated everyone's support over the years. Provided an updated organizational chart showing new reporting structures.

Peter Van Pelt – Executive committee meeting this afternoon. Kendell will provide an interim executive director for an indefinite time. Also, will discuss plans for a search committee. Board, staff and residents will be included on the search committee as they were for the last search for Lathrop.

Jean Krogh - Thanked Tom for his kind words to his years of service at Lathrop

Jack Hjelt – Asked about the state of the anonymous donation of \$20,000. Chris Hague stated that it had not yet been decided but the priority would be for safety concerns. Does Lathrop have a policy regarding a resident using common facilities to earn personal income? There is a precedence for this but you have to look at liability issues. Issue needs to be explored with other Kendell affiliates to see what they have done or are doing. Jack also acknowledged the work of Chris Hague.

Financial health of Lathrop (Holly Bove-Smith)

See May Financial Report: Highlights of: Occupancy update through May is at 96%. Revenue report shows revenue exceeding budget by 11.6% year to date. Some of this do to personnel turnover and/or shortages. Cash on Hand in now 89 days. When people leave, they receive their money in a week. We are applying for a line of credit but haven't received yet. Days of cash goal is to have 150 days on hand.

Maintenance

Chris Hague

Asphalt situation is positive; will not need to do any millings of roads at this time. Currently looking to address sidewalks. Have gone out for estimates for repair of sidewalks.

Leaky window replacement - Takes 12–14 weeks replacement. Townhouse members should let Chris know if you are having window problems especially because of the lead times.

New townhouses becoming available are quickly filled due to long waiting list. However, long lead times are a problem especially with regard to appliances.

Final message: If you have issues regarding maintenance, let Chris know; we will cover as many items as possible this year.

Human Resources

Kathy Brown

Hired two full time maintenance staff. Drought of applicants is a problem due to childcare and extended benefits. Also, high school students who serve our residents have moved on. In the process of finding replacements.

Wellness Update (Rob Olmsted)

Rob highlighted a number of actions residents can take to maximize their wellbeing:

Maintain your hearing and vision

Stay engaged

Most serious problem for seniors is falls so doing what you can to minimize falls

Infectious disease risk – COVID - no change in policy (worldwide and national). Delta variant becoming the dominant variant. If you are vaccinated, you are in good shape.

Policy now is that we are open for business; we are not tracking who is vaccinated or not vaccinated. The bigger risk is to those who are unvaccinated.

Private home care agencies is recommend for in-house care when needed

Elly Rumelt opened up a discussion of how to handle people who are coming from the outside including children. At the end of the day, the community needs to self-police. Note: Thom Wright does not recommend staff be required to vaccinate or to identify their vaccination status unless asked, as it leads to two classes of workers. Proposed social contract for social gatherings should be able to have un vaccinated people outside the community to wear masks. Need to be discussed at the lane meetings before final decision. **Does the community wish to have non-residents (young and old) who are not vaccinated mandated to mask at inside events?**

Board Report

Joan Wofford – Expects to complete report based on all the lane meetings will be out next week. Found the exercise of joining in lane meetings a unique and wonderful opportunity.

Committee Reports

Land Conservation Report (Dale LaBonte)

Japanese weed treatment (3rd year)? Needs to be monitored every year. Northampton has supported this effort in the past based on matching funds.

Trees on two campuses need to be evaluated for pruning and replacement

Deer are wreaking havoc on the community garden. Need a solution, probably a new fence. Could be from \$500 to \$3,000. Chris will get estimate.

Program Committee (Chris Hjelt)

Musical activities – encourage all musical groups to be vaccinated including any guests they bring in including indoor activities.

--Do Horizon Span (15th)

--Antarctica film? (16th)

Memorial service of Helen Armstrong being set up by Judy Hyde

New Business

Status of Meeting House Ad Hoc Committee

--Do we need a standing committee to address the meeting house needs? it will be further discussed at lane meetings.

--Furniture replacement has been approved but nothing else

Proposed new by law for choosing resident reps to Board. In principle, we like to move forward and have it discussed at the lane meetings. The proposed by-law will be sent to all residents.

Expanded Use of Touch Town?

Lane Concerns Lane Representatives

Old house adjacent to garden will be removed on July 26. This will include the red barn but will it include the garden shed? Chris is checking on this. – Need to clarify. It would take it off the tax rolls. Regardless, we will need a shed for the garden.

Any timeline on roots causing upheaval?

Roof washing status? Reached out to a supplier but not getting back to us. \$2100 for three units for \$10,000 to replace (buys you 5-10 years).

Dissatisfaction of lawns (Butternut Lane) – Members are very unhappy with the lawn situation. Part of the problem is that USA trucks running over corners is part of the problem as well other trucks (UPS,

Announcements

Association meeting in August

There are several occasions a year that require emergency access to a residence. Usually, the emergency responders have access to a Master key but not always. Current practice is that the Council President and Vice President have Master keys. In consultation with Lathrop, it has been decided that there will be 3 Master keys on campus. Starting Monday, July 19, Jack, Dale and Elly will each have a Master key. This assures that a key will be available in case of an emergency. Residents will be notified of this change.