

Lathrop North Association
Minutes of meeting August 4th, 2021

Attended on Zoom by about 60 residents and Board vice president Charles Johnson

1. Jack expressed regret that we were not able to meet in person for this meeting. He listed all the new residents and staff since our last such meeting, 18 months ago.
2. Comings and Goings: Thom Wright to Virginia. 'White House', Barn and Garden Shed gone forever. Peter Hensley to Rock Ridge. Ann Shannahan to Linda Manor. Ellen Urbano to the Inn. Advent of the Delta variant.

Gratitudes

*Resident Board members Joan Wofford & Peter Van Pelt.

*Writing team that carried our concerns to the Board Executive Committee: Carol Neubert, Hans Van Heyst, Gary Roodman, Jean Shackelford, Chris Hjelt

*Facilities Director Chris Hague for work on our behalf

*Music Committee members who represent our interests and set up concerts: Judy, Jeff, Ginny, Martha.

*Bones and Balance gurus: Rowena & Carol.

*A first-class performance: Pamela, and cast.

*Introducing

our new sound system: Bob Solosko (sound maestro) and Gary.

2. Violin performance by guest, Sarah Briggs

3. Minutes approved

4. Treasury report : current balance \$13,925

At the end of the meeting we ratified paying \$373.15 to Conservation Works for the recent erosion repair.

5. Board of Directors- Joan

Much of last meeting was taken up with saying good bye to Thom. She did pass along to the board the highlights of her visits to our lanes.

Jack read a report from Peter on the process of selecting an interim director, not yet announced.

'Kendal helped us by working with an executive recruitment

agency that specializes in interim positions, plus we had a local candidate known to a number of people. We formed a search committee comprised of the five-person Executive Committee plus Sharon Klettzien, resident director from Easthampton, and Larry Hunt, director with extensive HR experience, plus three top people from Kendal. Interviews were conducted which included participation by a few residents. I think those are the main facts.'

6. Human Resources -Kathi Brown

- Interviewing for maintenance, kitchen, transportation positions;
- No workers comp problems
- Donna King being transferred here as our regular office staff 9-4 weekdays; Sarah will train her.

7. Finance - Holly Smith-Bove

Report through end of May

Occupancy: 97% town homes

93% Inn

Revenue is around \$27,000 over budget

Net operating income over budget \$123,616

Cash on hand: 64 days + line of credit which extends to 89 days, cash on hand. (The goal is 150 days.)

Joe asked about considering investing in other types of funds. Holly said she will bring this up with the investment committee.

Gary: Increase in line of credit? Holly: will be meeting with bank in a month.

Daphne: Has the Board considered climate destabilization in its hiring?

Miriam: How much of the good number is due to lack of staff? Holly: A significant amount.

Gary: Nice to see a surplus, but we don't know how much we're spending on maintenance and how much set aside for capital improvement. Holly: now we have a little extra to pay for maintenance.

Charles Johnson: Board has approved \$1.5 million spending in next year for capital improvements, paid for partly from line of credit.

8. **Wellness** - Rob Olmsted

Priorities in maximizing the well being of residents: getting enough exercise, preventing falls, positive attitude, sense of purpose.

Covid: sources of information, Mass. dept. of Public Health; CDC data tracker

Breakthrough cases nationally very low. He tries to support people to make own choices. CDC recommendations based on single study from Provincetown after 60,000 visitor influx over 4th of July. 346 infections, with higher degree of breakthrough than national data. Delta more infectious. None of those with the variant ended in hospital or died. The vaccine does keep the virulence down. Hampshire is in moderate zone. Most of country is in advanced zone. Masks recommended for those with compromised immune systems.

Reiteration of covid update and protocol of 8/2/21, already provided to us.

Arlene: Why aren't we requiring staff to be vaccinated? Rob: Considering that for all new hires. Trying to figure out how far we want to go with mandating.

Jean K: The Delta variant has changed the conversation, according to a local doctor, who said we don't know how far apart we should be outdoors. Any changes in type of masks recommended?

Rob: consider the degree of sacrifice you want to make.

Joe: Should we be retested?

Rob: It doesn't sit latent: there's an incubation period, and then a completion period. Can be transmitted asymptotically. But not from short interactions outdoors.

Jean S: Keep in mind that the risk is very low. Not trying to protect ourselves from getting sick, just don't want to be a transmitter. Important to understand what we're trying to accomplish with restrictions.

Rob: testing- covered by your insurance for symptomatic or exposed testing. Medicare covers. Or UMass, or state program, testing sites at community colleges. Will send out links. Results come in 24 hours. Otherwise \$140 out of pocket. Home testing not the gold standard like the PCR, required for airlines. Elly will send NYT article to Rob, for distribution.

Boosters: Not recommended in US, so far.

Jack: Erring on the side of caution, he has drafted a revised protocol for MeetingHouse, calling for the return to masking.

Shelley: Crabapple voted for all staff being vaccinated.

9. Facilities and maintenance - Chris Hague

- Bridge Rd project completed
- Spring Valley using a non-toxic spray
- Sidewalk repair - looking for contractor
- Goldenchain pump repair happened
- Erosion of trailhead due to rain corrected; going to look at drains and how to create a berm

10. Committee reports

Fitness - Sue

- Fitness room is restricted to resident use

Land & Conservation -Dale

- Northampton tree project took down dead trees; expect replantings
- Leaves delivered to garden side are mostly used up by gardeners
- Compost available

Meeting House - Dave

- The committee has met with Holly to present list of additional wishes.
- Patio under consideration by a working group, headed by Dale

Garden - Sally

- Working with Chris Hague to choose a garden shed for fall installation and to get quotes for improved fencing.

Safety- Sally

- Committee meets monthly to review accidents, and other issues.

Jack: an anonymous donor is willing to contribute \$500 to either the fencing or new shed.

Program - Chris

Thursday, August 19 3:30 on the outdoor stage **Third String Trio** with Kalen Alexrod. An extra concert provided by the Residents' Association with additional contributions from community members.

Saturday, August 28 Andy Walsh Memorial Event Sharing Community Talent.
3:30 Outdoor stage.

Special off campus events with additional fees for entrance and transportation.

In addition to concerts and plays in the Berkshires.

Wednesday, August 11- Out to Lunch Bunch Boathouse Restaurant and cruise on the Connecticut River on the Lady Bea. Van departs 12:45

Wednesday, August 25- Out to Lunch Bunch to the Four Leaf Clover Restaurant and a stop at Richardson's candy. Van departing 11:30 from the Meeting House.

SIGN UP IN THE MAIL ROOM FOR OFF CAMPUS EVENTS

What to look for this fall: Wine and Cheese with our Interim Director, New Residents Welcome, Local Elections Candidate forms, Creativity Fair.

11. Old business and works in progress

-By-law on representation on the board will be brought to next Association meeting.

-Seeking others to learn how to operate the sound system.

-Consideration of a new Meeting House committee

Jack closed the meeting at noon with encouragement to participate in the walk-around, celebrating who we are in community.

Respectfully submitted,

Judith Hyde, secretary