

Lathrop North Association
Minutes of meeting February 2, 2022

Jack Hjelt, co-president, opened the meeting with a moment of silence.

Comings and goings

Nancy Chamberlin has moved into Firethorn Lane.
Geoff Lobenstein has returned from the hospital.

Gratitudes

Our committees, working groups and activity leaders for their service to our community. This includes those pushing the curve on additional participation, outreach and communication. Examples: the resident initiated 'How to Maintain Community in the Time of COVID' team, the new Zoom group 'Aging with Grace', and the resident technical team developing the skills and equipment requirements for hybrid meetings, programs and music. Your contributions multiply opportunities for resident participation. Liz and the Lathrop staff for their partnership with and support of our community, especially evident during this COVID episode. Residents, for their patience with and support of each other during the long COVID saga. The de-icing workers. Peter Van Pelt for his tireless work on the ED search committee.

Treasurer's Report

Balance in our account at the end of December: \$ 19,592.55

Expenses this month: Curtis Martin Zoom Presentation "Petticoat Whalers"
\$ 200.00

Balance: 1/25/22 \$ 19,392.55

Management

Liz

The Kendal team that visited in November has submitted its report, reviewed by the Board last week. She will present highlights of that report in zoom meetings in February.

She has worked with Peter VanPelt on reviewing the charters of the 8 Board committees. Each committee will have resident representation going forward.

Committee responsibilities

1. Audit committee selects an auditor, reviews the audit, and presents it to Board.
2. Board Development Committee receives & reviews nominations for members; provides nominations to Board Executive Committee.
3. Buildings and ground committee is advisory about such things as energy conservation, land use

4. Diversity, equity and inclusion committee assures that Lathrop's policy and practices support the goals implied in the name of the committee.

5. Executive committee, (the 4 officers + past president) The committee shall have the powers of the Board for action between Board meetings.

6. Finance committee monitors financial performance, reviews budgets, takes recommendations from buildings and grounds and investment committees.

7. Investment committee (new) reviews semiannually Lathrop's portfolio.

8. Philanthropy committee (new) makes plans for encouraging philanthropy among residents.

Compete Committee Descriptions distributed in separate document.

Liz said that a resident survey is underway to assess where we are and where we want to go.

She presented a printed report of project priorities.

Holly

Celebrated Groundhog Day

She presented an occupancy report. January- 100% occupancy for townhomes.

The Inn's occupancy exceeded projections.

Expenses were lower than budgeted. 3 director positions eliminated.

125 days cash on hand. This compares well with other Kendal affiliates.

Waiting list 250; a recent offering of a townhome drew responses from 20 who wanted it.

Chris

Meeting House painting about to start 2/7-2/21

Snow removal inspected; refinements underway

Meeting House filters changed

New fans in exercise room

Battery changes happening along with work orders; will be a continuing project

Dryer vents- looking for a company do it

Garden shed installed

Fencing will complete in spring

Looking into exterior lighting modifications

Tree pruning service being sought

Retention pond was worked on to mitigate erosion

Power washing done except for Aspen Lane

Kathy

New hires- Concierge, wellness nurse

Still need CNA

Another maintenance person, driver being sought

Kitchen staff fully hired

Rob

Written report submitted and distributed before meeting

He will lead forums to get at what we expect and what we need to age in place.

Board

Peter

The affiliation agreement (106 pp) with Kendal is up for review. Might be an increase in fee, to 3.7 % of our expenses.

The search committee has made a selection for ED, but can't announce yet. More reference checking needed.

A huge volume of feedback from residents and staff contributed to the decision-making.

Committee reports

All invited to February 14, 11 am, meeting of **Land Conservation**.

Programs- Chris commended many ways residents have stepped up to provide interesting entertaining events. Fingers crossed that we can be inside on St Patrick's day. Strides made in offering hybrid programs.

Fitness - Alexander program is on again for the spring. Jen's balance class is resuming March 1. People are encouraged to use Jen's consultation.

Safety- Sally

Chris contacted re: Need for crossing improvement to garden and dog park.

Speed bumps and speed light coming in spring. Claire will go ahead with flags for Bridge Rd crosswalk. Elly wondered if it would help to get a crossing light on Bridge Rd to have a statement come from the association. Sally advised seeing what our ward rep to the city council thinks. Jack will devise a strategy with Sally and Elly.

Working group - Lathrop in the time of Covid

Has met twice to generate ideas about how to make our community as inclusive as possible.

Patio working group -plans in Lathrop's hands now

SSAFE- Elly

This resident-led initiative focuses on activity and sustainability projects in Kendal affiliates. She asked us to support SSAFE with a \$250 membership fee which supports staffing the committee. Membership decision affirmed

By-law change -Jack

Proposed addition to Section 12 of the Northampton Residents' Association by-laws was approved.

Jack intends to draft a policy for setting limiting terms for resident representation to the board to 6 years.

Technology upgrade - Bob Solosko

Bob reviewed the thinking of the tech upgrade committee regarding what will be needed to create the capacity to have a much more sophisticated way to do hybrid events. An expense of \$850 was approved to acquire tech equipment, as specified in his proposal. Dale wondered whether the Kendal tech team will be able to help with trouble shooting when they visit.

Final note

Jack called for volunteers to serve on by-laws revision and activities pamphlet update.

Respectfully submitted,
Judy Hyde, Secretary