

## MINUTES OF THE DECEMBER 20, 2024, COUNCIL MEETING

Northampton campus, Lathrop Community

Officers present: Chris Hjelt and Elly Rumelt, Co-Presidents; George Teter, Vice-President; Nancy Chamberlin, Treasurer; Alaire Rieffel, Secretary.

Lane Representatives present: Sally Ives, Aspen; Nancy Felton, Butternut; Rowena Roodman, Crabapple; Sue Bastek, Dogwood; Jean Krogh, Firethorn; Sarah Ismail, Goldenchain; Richard Hutton, Hawthorn.

Staff Members Present: Patrick Arguin, CEO; Kathi Brown, Director of Human Resources; Chris Hague, Facilities Manager; Sarah Gauger, Director of Resident Services; Rob Olmsted, Director of Wellness and Care Coordination, Erin Curtin, Wellness Coordinator

Elly Rumelt called the meeting to order at 10:00 a.m. and requested a moment of silence.

Comings and Goings: Elly noted that John Schieffelin and Barbara Cavalieri are home from the hospital and rehab.

Gratitudes: Sarah Ismail commended Erin for her informational papers that provide useful practical information. Nancy Chamberlin praised Sarah Gauger for her efforts to install the new sound system and acoustics. George Teter appreciates the arrival of the new van. Chris Hjelt praised the efforts of the Program Committee in producing numerous success events. Elly praised George Gordon for providing an introduction about Chanukah to the community at large. Jack Hjelt praised the artists who provided art currently on display in the Meeting House. Rowena commended Patrick for reaching out and getting to know residents so quickly after his arrival.

Treasurer's Report: Nancy Chamberlin presented the following report, which was approved.

*The North campus Florence Bank account has a balance of \$4801 (one check for \$38 was issued since 11/15). The Lathrop-administered North Association account has a balance of \$13,630 (one check for \$112 was issued for end of the year Butterfly Garden cleanup, since 11/15).*

Approval of Minutes: The Proceedings of the October Council meeting were approved and thus became Minutes.

Welcome to New Staff: Elly welcomed the new CEO, Patrick Arguin, to his first Northampton Council Meeting. Kathi Brown also welcomed Jennifer Kinsman, our new Development Associate.

Old Business: Chris Hjelt announced that contributions to the Employee Appreciation Fund exceeded those of last year, totaling \$40,385. This is distributed among staff according to the hours they worked (not their base pay).

Sarah Gauger provided an update on the new sound system and the new acoustical installation. Both were praised by residents present as being both effective and attractive. She noted that the Touch Town system was taking longer than originally envisioned but she hopes to have it fully operational by the end of February. George Teter commented that it is hard to read text on Lathrop's web because of the dark background.

Lane Concerns: Aspen: Sally Ives reported that she and Pamela had followed up on a resident's request to having the landscapers switch from gasoline to electric powered tools. Chris Hague noted that one obstacle is the size of the campus. A second Aspen question was the status of the roof treatment. Aspen had been a test site for a new product but an expected third treatment has not yet taken place. Chris responded that he will follow up; the contractors missed the window for suitable autumn weather.

Crabapple: Rowena reported that Crabapple Lane is concerned about residents who are unable to come to gatherings because of, for example, difficulty walking. Elly responded that there are ongoing conversations about this. One new initiative is to offer rides to on-campus events, especially events after dark. Plans for residents to deliver meals from the Inn to residents unable to come pick them up were proposed. This has been referred to the Food Committee.

Goldenchain: Sarah Ismail reported that her lane is mostly concerned about the increase in monthly fees and the new policy setting an increase beyond the 4% standardize fee. Holly Smith-Bové is out sick, and a previous information session on the new policy was cancelled.

Another concern of Goldenchain is emergency coverage on weekends and holidays and what results residents should expect if we call. With respect to non-medical emergencies, Chris Hague responded that the call should always go to the Inn front desk, which is staffed 24/7. The person on duty will then determine the appropriate staff member to contact. One on-call maintenance technician is available from 4 pm to 8 am seven days a week. In some cases, the technician may be able to talk the resident through steps needed to correct the problem (such as how to reset a circuit breaker), while other times the technician will come fix the problem, even at 2 a.m. Medical emergencies, however, are handled differently, generally by calling 911.

Goldenchain residents are also concerned about the empty house on Goldenchain that is being refurbished. Are there specific hours the contractors should be there? Chris Hague reported that the contractors may stay late to finish a task, but if someone seems to be there in the middle of the night the police should be called. Sarah will follow up by providing more specific information to Chris about instances when there appeared to be someone in the empty unit at inappropriate times.

Elly raised concerns about potential future power outages and whether it would be feasible to provide generator power to individual lanes. The issue was referred to the Safety Committee. Chris added that they are looking at a larger generator for the Meeting House but a new generator would require a new concrete pad. The current generator is sufficient for only a few circuits. A new generator would be a capital expense requiring approval. Rowena asked about the practicality of smaller generators for residents unable to come to the Meeting House.

#### Committee Reports:

Music Committee: Jeff Mitchell provided a handout on past and future musical programs. There are a few zoom glitches but they are being addressed. A summary of his handout is attached.

Program Committee: Jean Shackelford thanked Donna and many residents for help in setting up and cleaning up. Recent events include lighting of the Menorah, Thursday café, the Global Salon and the sell-out Thanksgiving event. Future events may include more van trips, a speaker to discuss the new Emergency Department at Cooley-Dickinson, drawing classes, Pi Day and movies.

Fitness Committee: Joe Kulin stated that this committee is working on a questionnaire about desired activities. New activities being considered are an expansion of mind-body-spirit programs, such as meditation and reflexology and more social activities jointly with the Easthampton campus such as game night.

Land Conservation Committee: Barbara Walvoord reported that this committee has representatives from both campuses. The grant for which the Northampton campus provided funds may be postponed to a new funding cycle due to lack of adequate funding by the grantor. All are invited to the next meeting, on January 8, in the Mount Tom Room of the Inn and on Zoom.

#### Board and Board Committee Reports:

Carol Neubert welcomed Patrick Arguin, Lathrop's new CEO. The DEIB Committee is working on the diversity statement previously considered, including input from staff on both campuses. This statement, which will go back to the Board for approval in January is:

*Lathrop Community, Board, Residents, and Staff, strive to be an inclusive environment that is rich with diversity and that supports aging in community. Individual differences are recognized and valued. We respect the visible and invisible equalities that make individuals who they are, and we welcome the unique experiences that every person brings. We are committed to developing an environment where all members of the Lathrop Community feel safe and have a sense of belonging.*

Peter van Pelt noted that the Strategic Planning Committee has waited for the arrival of the new CEO to meet. One item the Committee will consider is a possible new Commons Building for the Easthampton campus. With respect to the Philanthropy Committee, he welcomed Jennifer Kinsman to the staff. Almost 100% of Board members have contributed to the Annual Fund. Both this and the Capital Fund are being revived.

Management Reports: Patrick reported that his home visits to residents are going well. He has attended several committee meetings and other events and met with Board members. Occupancy is at 99% for Northampton, 95% for Easthampton houses, and 100% for the Inn.

Wellness: Rob noted that the keyword is “resiliency.” Future programs may include fall prevention and pelvic health.

Human Resources: Kathi thanked residents for their generosity in contributing to the Employee Appreciation Fund. There is a new facilities tech named Amanda Sergiy. Kathi is interviewing for part time CNA position for coverage weekends and evenings . Current staff vacancies include drivers and facilities technicians. Hiring for these positions is still difficult nationally.

Resident Services: Sarah Gauger announced that Nina Patnode is working on a new transportation policy. This will include price changes. Sarah also noted that Nina has been very helpful at Program Committee meetings.

Facilities: Chris Hague reported that the new Facilities employee, Amanda Sergiy, is experienced as a framer and finish carpenter, and is now learning how to install vinyl siding. Some residents have been contacted about replacing gas meters. This is not a scam, but residents can contact Chris if they have concerns. The supply pipes for Northampton are mostly 1” copper, not lead or galvanized. Chris also reported that his department has responded to 115 work requests since November 11 and 874 this calendar year. A fee schedule of \$12.50 per 15 minutes has been instituted for personal projects of residents. The Bobcat snowplow blocking access to the garden and dog park has been moved to a better location. There was a leak in the ladies’ room of the Meeting House that is being addressed.

The meeting was adjourned at 12 noon.

Respectfully submitted, Alaire Rieffel, Secretary

Attachments:

Reports of the Music Committee and Land Conservation Committees

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Report of the Music Committee

**Notes for Music North Report to Northampton Residents' Council, 12/20/23**

**Jeff Mitchell**

C:\Users\Carol Neubert\Downloads\Council Meeting Dec 2023.docx

Handouts: I'll say what's on them first, then explain a little about each.

- First page, front and back: Complete info about all 2023 concerts, including attendance.
- Second page front: 2024 concerts booked so far (through June 9).
- Second page back: North budget for calendar 2024.

*Comment: A number of copies of these handouts were given to council members and officers, Lathrop administrators, and guests. If you wish a copy, email [jeffrey.mitchell@umb.edu](mailto:jeffrey.mitchell@umb.edu).*

### 2023 concerts

- 21 all told.
- A mix of kinds, especially jazz, classical, folk, country.
- Norm is good professional musicians. Mostly groups though some individuals. Some description provided for each
- Estimated attendance given: average is about 35.
- We collaborated with East committee to pair 3 on same day. Ususally these pairs happen because double fee is needed to attract desired groups. Similar pairings will happen in 2024.
- Occasional Zooms with small audiences (also given). Lots of glitches interfered, but they've been sorted out recently, and Zooms should now be the norm for indoor concerts. Maybe not for outdoors (extra complications).

### 2024 concerts

- List shows confirmed concerts through early June.
- North music committee is completing process of recommending possible musicians for second part of 2024.
- Other committee members are Ginny Biggie, Judy Hyde, Martha Cushman, Nancy Chamberlin.
- Current process is like that for 2023.
- We get ideas from 1) Past concerts here and in Easthampton, 2) fresh information, especially recent suggestions from residents, committee members, and outsiders including musicians proposing themselves.
- For this round, we're considering 47 groups and individuals for about 9 slots. List includes 13 never before considered. A few suggestions arrived after list was put together; these will be considered in the next round.
- Committee votes (happening now). Members rank each group 1-5 according to level of interest. Votes are averaged to yield a prioritized list. Then I go down the list, inviting people until slots are filled.

### Budget for calendar 2024

- Shows income, fees for musicians, a little for piano tuning.
- Three sources of income: 1) carried over from previous year; 2) contributions from North campus residents during annual summer drive; 3) supplemental contribs from Lathrop.
- 2023 residents' contributions: \$6790. Lathrop: \$2,400, added at \$200/month (shows up in budget that way). Much gratitude to residents and Lathrop; hope contributions will continue at least at the same level. Inflation has made fees tend upward.
- Budget shows conservatively projected \$6000 from residents becoming available in August. Similar placeholders appear for fees for concerts in rest of 2024.
- More income than shown in budget will permit more concerts, either in 2024 or soon after.

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Report to North Residents' Council, Dec. 20, 2023, by Barbara Walvoord

**LCC: Basic Facts**

- Represents both campuses. Advisory to the Residents' Associations of both campuses and to management
- Raises funds from resident donations and grants
- Has 3 working groups: woods and fields (including control of invasive plants), native plants, and trails.

**Updates:**

**Next Meeting: Mon., Jan. 8, 11 a.m.** Hybrid. In-person in the Inn Mt. Tom Room and by zoom (link will be sent later). Patrick will attend. The meeting will celebrate the achievements of the LCC and help Patrick to understand our mission and our work. Anyone can attend the meeting. If you would like to know more, or join the Land Committee, contact Barbara Walvoord.

**Grant for invasives removal:** was discussed by the Easthampton Community Preservation Act Committee on Dec. 13. They called the grant "a worthy project" and were encouraging, but they have run out of money for this fiscal year. New money for the next fiscal year will be available in July, 2024, so they will formally consider our proposal for that fiscal year. The project was slated to begin in July, 2024 anyway, so this would only mean a short delay.

The 3-year project is a collaboration among Lathrop, the two cities, and the Kestrel Land Trust. The grant calls for removal of invasive plants in the undeveloped land and the residential areas of both campuses. We are very grateful for the \$1,000 contribution from each of the residents' associations and from the Land Conservation Committee, which donated \$25,000 of its funds, which have been raised by resident donations.

We will also present the same proposal to the Northampton Community Preservation Act Committee in early February, which is their next submission date.

Learn about the Land Committee: our website is [www.LathropLand.wordpress.com](http://www.LathropLand.wordpress.com).