

HAVENWOOD RESIDENT ASSOCIATION
November 12, 2024

The Rev. Michelle DeCoste opened the meeting by expressing gratitude to all veterans and then by reading an inspiring poem. She announced that Cherie Shaw will be ordained at South Church December 8 at 3 PM and there will be a bus for residents wishing to attend.

Barbara Keshen called the meeting to order.

MSV: to accept minutes of the September 10, 2024 meeting

Tracy Judd, Vice President of Financial Services, presented the 2025 operational budget. She and her team continue to work implementing plans to ease the financial losses from over the past few years. Beginning in 2019 there was decreased demand for nursing care and assisted living accompanied by increases in labor, utilities and interest expenses, resulting in an unsustainable situation. About half of our revenues come from the Health Services Center and many people have been choosing to stay in their homes. The HSC census has been improving and the situation is easing somewhat after the pandemic. The Rainie Unit will be phased out as the beds can't be filled. LAL has 26 units with about 23 being used.

There will be a bond refinancing in less than five years and it is important to have a strong financial performance to achieve favorable status so that banks will want to work with HHH; we must actively accelerate the recovery program. Rent increases had been kept low for many years but costs have been going up. She wants to get increases below 6%.

To achieve this goal there must be increased revenue which involves a 6% rate increase across the board and a 3% increase in entrance fees. The South End Phase 1 project is expected to bring in an additional \$650,000 in revenue. The Trust Fund has provided an interest free loan for that project so HHH gets to keep the fees.

Staff wages and benefits comprise the largest part of expenses but work is being done on department restructuring. There is an ongoing review of master staffing levels with potential reductions. Directors have been asked about the direct impact of cuts to their budgets. Nursing is still a challenge as some agency personnel must be used - a goal is to reduce the more costly agency use. The snow removal contract will increase but utilities costs have leveled off. Business insurance had a net decrease due to our good safety record.

New clinical and financial software had to be purchased; the old financial software is going out of business.

It was asked if residents could receive a hard copy of the finance report; Tracy stated residents could request one from her.

It was asked if there is a budget for capital improvement; there is an amount of \$1.1 million. Barbara Keshen noted that Mike Palmieri will be speaking at an Association meeting early in 2025 to discuss capital improvements.

It was asked about replacement for maintenance vehicles. Tracy responded the vehicles are kept as long as possible, first leased and then bought after lease expiration. They are kept in good condition to last as long as possible.

It was asked if there is a line item budget for the Resident Association; Tracy believes it is for \$5,000.

It was asked if there are two charges for car snow removal but Brandy explained there is a basic \$145 fee for the season and the \$22 is for an emergency use. She stated the snow removal notices would be distributed next week; new directories would be distributed this week.

Introduction of New Residents

New residents were introduced and welcomed: Clark Barber in the Lodge, Sandra and Robert Taylor, Judy Lewis and Bob King in the 100s, Vilma Ratte in the 300s, Ginny Clifford and Tom St. Martin in the 500s, Alna Stevens in the 600s.

Committee Reports

Arts: Cy Sherman announced the next display would be "Joy of Christmas". Items may be brought to her in the lobby December 2 and 3. The Vintage Clothing exhibit will be taken down the week after Thanksgiving.

Dining: Joan Henderson reported the committee meets the first Wednesday of every month and all are welcome. Executive chef Matt has resigned. Bistro meals are now on hold. Alternate menus now offer plant based options. Residents may take out noon meals from the Havenwood Dining Room but must place their order the day before.

House and Grounds: Dana Sansom reported the committee meets the first Wednesday of the month. A chairperson will be formally elected in December. The committee works to resolve problems and issues that may arise.

Library: Shirley Lamarre announced books have all been inventoried and shelved. Many that had not been looked at for several years have been removed to allow space for new books. She would like to enhance the large print book selection. She invited residents to attend an Open House on Wednesday, November 13.

Programs: Joyce Morrison reported there will be a very busy holiday season and urged residents to read News & Previews to keep up with events. Two very successful sponsor training events were held. The L&B Country Store is now open every afternoon.

Recycling: Nanci Mitchell reported the Committee works jointly with Heritage Heights. Their focus is to make recycling as easy as possible. Casella has recently taken over our recyclable collection from Pinard. New informational posters will be put up once Casella sends specific information. She reported 400 pounds of batteries have been collected as well as three carloads of small electrical appliances. The appliance collection will be repeated in the spring and will be open to staff members. A new law will be going into effect banning anything with lithium batteries from going into landfills. The Committee is also looking into composting, perhaps in conjunction with the kitchen.

Soft Plastic: Mary Edick announced this Committee is also joint with Heritage Heights. She has put all relevant information including maps of collection sites on the resident portal. She reported that in the 2 1/2 years since inception, 7 1/2 tons of soft plastic have been collected.

Wellness: There will be a Celebrating Wellness in Winter program on February 20 and planning will begin for the annual Wellness Fair in May. The committee is open to residents of both campuses.

Area Representatives were introduced:

Lodge: Jeanine Piet-Roy and Ro Metcalf

100s: Kathy Lassey

200s: Marianne Jennings and Michelle Jones

300s: Karen Juall

400s: Dana Sansome and Gini Barss have held a first meeting and are in the process of organizing

500s: Mary Edick and Myrna Hanna

600s: Kathy Berglund and Nanci Mitchell

Executive Committee Report:

Barbara Keshen stated the Havenwood Association officers meet once a year with the Heritage Heights Association officers. They had previously come up with the idea of a joint recycling project but have no special project at this time.

She announced that the Havenwood Association treasurer has resigned. Anyone interested in the position should speak to her. The term of office ends in May of 2025. It was suggested the specific duties of treasurer be brought up to be included in the by-laws.

The meeting was adjourned at 11:10 am.

Respectfully submitted,

Cynthia McLeod
Secretary