



Residents' Council Minutes

June 6, 2023

bvrescoun.org

Council Members*: Monte Avery, Harry Boswell, Judith Clovsky (E), Bob Gasull, Ida May Heidecker, Sandy Henry, Kay Hess, Bill Middendorf, Susan Moeslein, Dennis Plymette, Claire Powers (E), Anna Mae Roof, Ray Saunders, Charley Sproule, Melissa Stock, Ann Swenson, Ron Wolf

Officers*: President Monte Avery, Vice President Bob Gasull, Treasurer Dale Meadowcroft, Assistant Treasurer Charley Sproule, Secretary Anne Hipp, Assistant Secretary Judith Clovsky

*E =Excused Absence; U =Unexcused Absence

Visitors: Fred Baldwin, Bob Brommer, Kristen Juchem, Jenny Kornfeld, Maria Laterra, Sandy Leyder, Beth Shank

Administrative Report: Brian Grundusky: Highlights of Brian's report follow.

Covid: Currently no active cases among residents or associates.

Occupancy: Currently only 5 Residential Living units are not accepted, contracted or on hold. Occupancy in Residential Living is currently 95%+. Occupancy in Skilled is at budget and Assisted Living is 3% below. There are frequent changes in those numbers due to internal transfers (assisted to skilled), deaths and discharges from rehabilitation.

Finance: BV is expecting significant payments from FEMA and PEMA, relating to final Covid payment, which terminated May 11.

As recently reported in The Scoop, a \$2M unrestricted gift to BV was originally included in OR calculations. Because the gift was not a cash gift, it will be pulled out. This transaction will be updated in the May report.

Bond Sale Projects: Several current bond projects in process or anticipated when vendors schedule:

Community paving, completion of landscape between Rife Center and the Bistro, West roof replacement over service area is in process.

West Land Sale Proceeds: Using money from proceeds of sale, 2 projects will be starting soon: A number of doors throughout campus will be transitioned from standard opening to ADA automatic pushbutton activated. Among those being changed are all West garage doors, the Rife Center (Middle Door) and several restroom entry doors. The estimated cost is \$115,000.

Electronic locking systems for East and West are currently in process.

ICON: New resident engagement system/platform will be implemented at the end of June. There will be resident training the last week of the month.

Resident Satisfaction Survey: 67% participation rate (down from 69% in 2022). We did drop in overall satisfaction (from 2022). Results will be presented at Brian's July coffee.

Great Place to Work Survey: Results of the survey were discussed in some detail at the recent Town Hall meeting. As a follow-up, BV will be focusing on two areas, "Management delivers on promises to Associates" and "Trying new and better ways to do things regardless of outcome." The operations team will be developing action plans to improve these areas.

People's Bank: People's, which replaced PNC Bank, has expressed concern about their lack of productivity. They will be doing more outside of the box planning to drive resident interest, but this service will need to be utilized to remain an onsite option.

Thank you... Brian noted the productive resident e-mail feedback he has received on the upcoming budget. An upcoming item of note is consideration of a different herbicide program that, if adopted, will impact the budget. A survey will be coming out to residents in Residential Living on this subject.

Comments: Charley Sproule related a story of an Associate who began at BV as a part-time CNA and who recently graduated as an MD from the University of Pittsburgh!

Kristen Juchem: Associate Appreciation Week, June 19 – 23; PRIDE celebrated during the month of June.

Kristen chairs the Associate Engagement Committee, which plans fun events for employees. During the recent Associate Survey, scores were not that good in this area, as associates responded to the questions, "Do you have fun at work" and "Is your job fun." Kristen shared that she struggles with the importance of these questions as she seeks to respond to them. The committee has put forth some ideas that reflect creative ways to have some fun at work, among them dress-down days for the week of June 19, in which residents who would like to are asked to join in; events such as popsicle delivery, an Associate cookout, a dunk tank in Martha's Garden, in which, for a donation, associates can try to dunk a member of senior management; and in the West breakroom, a rainbow display, information and resources on LGBTQ. Kristen hopes for resident involvement during the week to promote unity across the campus and for the enjoyment of the Associates.

Call to order: The meeting was called to order at 9:30 am by President Monte Avery, who asked for a moment of silence to think of others.

Minutes from May 2, 2023. Motion to accept was made by Bob Gasull, seconded by Dennis Plymette, and approved unanimously.

Correspondence: None

Financial Report: Dale Meadowcroft, Treasurer, submitted the Statement of Activity. For details, see attached Statement of Activity. Following the presentation by Kristen, the Treasurer suggested that the Residents' Council donate \$850 to cover expenses for Associate Appreciation Week. Dennis Plymette made a motion to approve, seconded by Charley Sproule and carried unanimously. Dale asked that the Associates be notified of this donation by the RC.

Reports by Committees (C), Activities (A) and Clubs (CL)

1. Art(C) -Marcia Marsh, Chair: No report.

2. Audio-Visual (C) – Bob Brommer, Chair: No report.

3. Audit (C) – Dennis Plymette, Chair: No report.

4. Benevolence Fund (C) - Ginny Wilt and Kay Hess, Co-Chairs: No report.

5. Bethany Village Fair (C)- Kathy Salmon, Chair: No report.

6. Bylaws Committee (SC)- Monte Avery, President: Monte reported that the Bylaws are in their final draft. They will be submitted to the committee for final approval and then, in mid-August, to Council members for review. They will be voted on at our September meeting.

7. Campus Outreach (A)- GraceAnn Steckbeck, Chair:

Status of Vacancies:

Center Rental	0 available
Court Apartments	2 available
West Apartments	1 available, plus Mktg. Office, 6 contracted, 1 accepted and 2 on hold
East Cottages	3 contracted
West Cottages	0 available
Estate Homes	1 on hold

Completed Moves:

Center Apartment	2
Court Apartments	0

West Apartments	3
East Cottages	1
West Cottages	1
Independent Living	487
Assisted Living	98
Oaks	65

Total # of Residents 650 Residents, but changing daily

8. Courtesy (A)- Kay Hess, Chair: 21 Get Well cards and 2 Sympathy cards were sent in May.

9. Dining Services (C)- Dale Meadowcroft, Chair: Dustin opened the recent Dining Committee meeting with the news that cottage dinners have returned, and the Bistro and Springfield's are doing well. There were multiple theme nights and, now that Springfield's is open, the Bistro will have just one theme night on Thursdays. The ongoing plan for Springfield's will probably be West cottage dinners near the 10th of the month, a special on the following Thursday in the Bistro and East cottage dinners near the 23rd of the month in Springfield's. There were positive comments about the pub food menu recently introduced in the Bistro and many comments about the new bartender.

Staffing problems continue although we are making progress as more people are realizing that working in hospitality is better than working in warehousing. As local warehouses are reducing staff, more people are available to return to hospitality positions.

Dustin recently made an offer to a health care supervisor. There are at least two required for management of The Oaks and MapleWood dining rooms.

We need to be more proactive in announcing the cottage dinners are open to all of BV.

10. Executive Committee (SC)-Monte Avery: No report.

11. Facilities (C)- Bob Gasull, Chair: Highlights of 5/30 Facility Report (Mark Ruiz) and following Committee Facility Meeting.

- Assisted Living first floor replaced
- Decal replacements on campus doors, posts, etc. continues
- Road work is being scheduled
- Micro-farm: unable to project a date for move and where to place it
- Roof Replacements:
- West community center and West service building
- Pressure washing in West, done this week. East will start.
- West Apt: hot water second unit will be installed with no eta.
- West Apt: door #62, carpet installation, soon
- West Apt: LED bulb replacement continues in West Apt. halls
- West Apt: motion detector for hall lights: seeking multiple quotes

- West Apt: thermostat replacement: 51 completed, no schedule for remaining 87; instructions are being put in mailboxes of previously installed units
- West Apt: HVAC solution: seeking contractors and solutions
- West Apt: elevator frame and door painting

Previous Items

- Bistro female RR ceiling tile installed
- Remove sheer rods, fix holes and touch-up paint 1st floor West
- Sink holes in drainage basins, West
- 2 rocking chairs moved from breezeway to outside door #1
- Dead tree removal, Rife and others
- Vents dirty: center done, West Apt. in progress
- Recycle time on Tuesday
- East #1 glass filthy – will be cleaned

New Items

East Cottage Porch Rails: started last month

12. Garden Club (CL)-Cindy Lindsay, Chair: The garden continues to grow with flowers and produce and our membership is also growing. We welcomed more new gardeners this month. Only one full 20 x 20 plot and 2 half plots are available. Groundhogs and other wildlife are constantly trying to become part of the Garden Club. They are not welcome but interested residents should contact Cindy Lindsay.

13. IT (A)- Maria Laterra, Chair: No report.

14. Library (C) -Ellie Meadowcroft, Chair: In May, 33 books were added to the collection, 7 regular print and 26 large prints. For titles see attachment.

15. Model Railroad (CL)- Tony Wright, Chair: The Garden Train is running well. So far, we have only had two days when the weather did not allow us to run it. We are averaging about 20 attendees at each run.

The Oaks and N scale platforms are running well. Work on the HO scale layout in the West Apartments is continuing with the addition of some new buildings and controllers.

Another new member, Dale Mellott, 3316W, has joined the club.

16. Nominations/Elections Committee (SC)- Dennis Plymette, Chair: 3 openings for the Residents' Council have been filled. Those recently elected are:

Harry Boswell, representing Bethany Court
Ron Wolf, from East Cottages

Claire Powers, representing West Apartments

Dennis thanked those who submitted nominations and those who ran.

17. PARCR (C) Lowell Starling, Chair: If you already know everything you need to know about Medicare, you can skip this report. And may the force be with you in finding the most appropriate coverage at the lowest total cost during fall's Medicare Open Enrollment. If you do not know everything there is to know about Medicare, read on to find out how you can be better educated about the health insurance plan that covers almost all of us, and comes in multiple parts with multiple kinds and levels of coverage and cost factors.

Next quarterly meeting will be held on Wednesday, July 12 at 10 am, Masonic Village, Elizabethtown. The keynote speaker will be Mike Fiaschetti, President of MediPlanConnect. He will discuss the history of Medicare and the various types of Medicare plans along with some details on the various coverage types available. This information will be just in time for the Medicare Open Enrollment period in the fall.

You do not have to be a PARCR member to attend the in-person meetings. The invitation letter will be in your mailboxes a couple of weeks before the meeting.

PARCR individual memberships are \$20/year, which provides access to legislative and regulatory information published by PARCR in conjunction with LeadingAge PA, the PARCR Post newsletter and access to recordings of previous meetings. You also get front row seating at the quarterly meetings. Application materials can be found at PARCR.org.

Official Websites:

PARCR – PARCR.org. (Pennsylvania Alliance of Retirement Community Residents)

LeadingAge Pa – leadingagepa.org

NaCCRA – naccra.com (National Continuing Care Resident's Association)

18. Program (C)- Ann Swenson, Chair: Upcoming events include:

- June 13 and 14, Bethany Babe's Breakfast
- June 22, Elvis, A Musical Revolution
- June 23, Lake Tobias Wildlife Park
- June 29, Summertime Country Ride
- July 1, the play, Beautiful, at Allenberry

19. Remembrance Garden (A)- Dale Meadowcroft, Chair: In May we sent out six information letters to next of kin and received one order for a brick.

20. Special Events (A) No report

21. Spiritual Life Enrichment (C) Don Shover: No report.

22. Wellness (C)- Following report submitted by Justin Margut, Director of Wellness.

Committee Chair, Carol Leidig, and member Mary Lou Fabian have resigned. Ed Stevenson will be the new Chair of the committee and we are looking for a replacement for Mary Lou.

Other updates for the month are:

- Icon will be launching at the end of June. There will be training sessions scheduled to help residents learn and utilize the new Engagement platform.
- We will be starting Rendevers sessions in June. Rendevers, a unique virtual reality experience, can be utilized in two ways. Residents put on a headset and are immediately transported into an immersive experience. They can also participate on a screen without using a headset. They can travel to all corners of the world together and participate in other activities such as book clubs, trivia, mindfulness sessions, etc.
- Summer Mini Golf league will start June 12.

23. Wood Shop (A)- Joe Kearney and Ken Kieffer-Co-Chairs: Aside from repairs to the usual lamps, chairs, TV dinner tables and old bird houses, which brought in donations of \$55, members spent time on other items. A luggage stand was repaired, a chair repainted, signs for the Healing Garden were refinished, a plant stand was built, as was a stand with twenty upright dowels to transport artwork and frames for Marcia Marsh and her artists. Open house – every Tuesday 10am till noon. Guests are welcome to stop in, bring items for repair or just to see the place.

Old Business: None.

New Business: None

Other: Upcoming Porch Socials, traditionally sponsored by the Residents' Council, will be held:

- July 13, Thursday, 2 – 4, in the Rife Center or outside in the Bistro courtyard, depending on the weather; and
- August 24, Thursday, 2 – 4, in Martha's Garden or Springfield's (inclement weather)

The Council has budgeted \$1800 for this year's events.

Announcements:

Next Executive Committee Meeting: Tuesday, August 29, 1 p.m.

Next Residents' Council Meeting: Tuesday, September 5, 9:15 a.m.

Adjournment: Bill Middendorf made a motion to adjourn at 9:52 a.m., seconded by Dennis Plymette and carried unanimously.

Respectfully submitted,
Anne Hipp, Secretary

Below is a thank you note from the Associate Engagement Committee for the contribution from the Residents' Council to the Associates Appreciation Week.

Kristen Jackson
Brand Eaton
Kalen Martin
Yana Priety
Kelly Reese
Justin Margot
Clence Torres
Heather Weiss
Jane DelSordo
To the members of Residents' Council,
Thank you for your very generous donation toward associate appreciation week. We look forward to this fun event with much appreciation,
The Associate Engagement Committee



Residents' Council of Bethany Village

Statement of Activity January - December 2023

	TOTAL
Revenue	
13100 Unrealized Gain/Loss	
13101 National Financial	39.39
Total 13100 Unrealized Gain/Loss	39.39
13200 Investments - Interest	
13202 Money Market	31.08
Total 13200 Investments - Interest	31.08
13300 Investments - Dividends	
13301 National Financial	231.89
Total 13300 Investments - Dividends	231.89
43400 Direct Public Support	
43450 Individ, Business Contributions	
43451 Resident Life Library Donations	500.00
Total 43450 Individ, Business Contributions	500.00
Total 43400 Direct Public Support	500.00
46500 Fund Raising	
46505 Art Sales	245.50
46510 Jewelry	2,160.01
46520 Furniture	5,250.71
46530 Housewares	2,301.76
46540 Baked Goods	1,329.00
46550 Craft Sales	1,948.35
46560 Library Sales	50.00
46570 Knitting Sales	885.50
46580 Woodworking Sales	590.00
46590 Books/Puzzles	535.20
Total 46500 Fund Raising	15,296.03
Total Revenue	\$16,098.39
GROSS PROFIT	\$16,098.39
Expenditures	
60900 Business Expenses	204.00
62100 Contract Services	
621400 Instructors	
62142 Wellness	880.00
Total 621400 Instructors	880.00
Total 62100 Contract Services	880.00



Residents' Council of Bethany Village

Statement of Activity January - December 2023

	TOTAL
65000 Operations	
65040 Supplies	25.95
65050 Bank Service Charges	13.38
65060 Website Support	10.56
Total 65000 Operations	49.89
67000 Fund Raising Expense	
67040 BV Fair Expenses	1,389.10
Total 67000 Fund Raising Expense	1,389.10
68000 Budgeted Expense	
68010 Art Restoration	526.88
68060 Courtesy Activities	34.45
68070 Craft Supplies	164.94
68120 Library Books/Supplies	2,288.20
68121 Resident Life Library Expense	20.00
Total 68120 Library Books/Supplies	2,308.20
68126 PARCR	60.00
68135 Railroad Club	700.00
68140 Residents' Council Expenses	219.27
68150 Music	
68151 Combined Chorus	148.40
68153 Men's Chorus	88.84
Total 68150 Music	237.24
68165 Venture Series	300.00
68170 Woodworking Supplies	382.44
Total 68000 Budgeted Expense	4,933.42
Total Expenditures	\$7,456.41
NET OPERATING REVENUE	\$8,641.98
NET REVENUE	\$8,641.98