



Residents' Council Minutes

January 5, 2024
bvrescoun.org

Council Members*: Harry Boswell, Joan Bretz, Mary Darden, Ida May Heidecker, Dale Meadowcroft, Bill Middendorf, Carol Owen, Carol Pennington, Dennis Plymette, Claire Powers, Bob Regan, Anna Mae Roof, Ray Saunders, Charley Sproule, Ann Swenson, Tom Usiadek, Ron Wolf (E)

Officers*: President Dale Meadowcroft, Vice President Bob Regan, Treasurer Jim Smeltzer, Assistant Treasurer Charley Sproule, Secretary Anne Hipp, Assistant Secretary Claire Powers

*E =Excused Absence; U =Unexcused Absence

Visitors: Bob Brommer, Bob Gasull, Tom Johnston, Kristen Juchem, Maria Laterra, Justin Margut, Jill Smeltzer

Call to order: The meeting was called to order at 9:10 am by President Dale Meadowcroft

Moment of Silence: A moment of silence was observed.

Administrative Report: Brian Grundusky:

- Covid – BV has been experiencing sporadic cases with minor symptoms. Those affected are quarantining. A post-holiday spike is anticipated in the next few weeks.
- Financial – BV met its operating revenue for November and is expected to meet this marker for the year 2023. Figures should be available in the next few weeks. We exceeded budgeted expenses by about \$100,000 for November due to contract labor and Facilities expenses.
- Occupancy – remains strong. Currently, there are approximately 5 open units in Residential Living, many of which are 1 bedroom Court. Assisted Living has 2 openings and Skilled, which had been full, lost several residents due to their passing and expects to fill those openings shortly.
- Inspections – Assisted Living (MapleWood) annual inspection completed. 10 minor deficiencies were identified and have been corrected. Brian gave an example of a “minor deficiency,” where, of 75 trash cans in MapleWood, 2 were found to be without lids. The

inspections team, upon departing, noted that Bethany was a “wonderful place” and said that a recent inspection of another facility found 48 deficiencies. Still waiting for the state Department of Health, who surveys for both state and federal governments, to do their annual 2-part check (clinical and physical setting) in The Oaks. A mock survey to prepare for this inspection went well in the fall and the inspection is expected to take place in the next few weeks.

- Springfield’s/Brain Health initiative – Plans are being finalized and estimates (usually on the conservative side) are 5 – 7 months for completion. The sequence is to obtain final numbers, apply for permits and then begin construction. Plans will be in place to minimize disruption to residents during construction.
- Peoples Bank – Peoples has been bought by Orrstown Bank, whose philosophy about having banks in long term care facilities is not known at this time. Should Orrstown choose not to continue at BV, Brian has a good lead on a future bank.

Minutes from December 5, 2023. Motion to accept was made by Dennis Plymette, seconded by Bill Middendorf, and approved unanimously.

Correspondence: Several of the notes of thanks received from Associates receiving money from the RC sponsored Associates’ Appreciation Fund were read.

Financial Report: Dale Meadowcroft, Treasurer, submitted the Statement of Activity and Statement of Financial Position as of December 31. Dale noted that more than \$1000 was made on investments but stated that the real story was the amount of money made under Kathy Salmon’s leadership of the BV Fairs and the clubs, whose members put forth great effort throughout the year to bring money into the accounts and, therefore, result in what the Council can do for the residents. For details, see attached Statements. The information within will be filed for audit.

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

1.Art (C) - Marcia Marsh, Chair:

East Art group is working on our February 2024 art/music show. No report from West art group for this timeframe.

2. Audio-Visual (C) – Bob Brommer, Chair:

We are looking forward to 2024 with optimism. Harry Boswell, a new volunteer on our Morning Announcement team, has started broadcasting in his Wednesday slot. Art Munk, after being out - with medical issues, returned to the team for one day, when he had to drop out again. We wish Art the best and hope he can find his way back.

We are looking for volunteers for our Morning Announcement team. It is lots of fun and you provide a valuable service to our community. If interested, please contact either Jim Wilt or Bob Brommer, who will answer any questions.

This coming year the committee will continue with its normal commitments:

- The Rialto, Saturday Nite at the Movies, a full-length movie with specific features every month.
- We provide support for the Venture Lecture series.
- We will continue to broadcast the Sunday Vespers service and the twice-monthly bingo program from the Rife Center.
- The committee is always available to provide technical support for any special programs booked in the Rife Center.
- A special THANK YOU to our MA team, Jim Wilt, Art Munk and Tracy Olsen, who - were there every week to broadcast the weekly morning announcements.

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

4. Benevolence Fund (C) - Ginny Wilt and Kay Hess, Co-Chairs:

Acknowledgement letters received from supported charities in 2023 will be posted in the following areas:

- East Campus – bulletin board across from the Resident Life Office
- West Campus - bulletin board in the West Apartments in-house mailbox area

5. Bethany Village Fair (C) - Kathy Salmon, Chair:

We are planning a Residents’ Council Spring Fair on May 3 and 4. BV is in the process of finalizing plans of Phase 3 of the capital campaign, which will focus on the East Main Street area and implementing, among other areas, a resident fair area. Construction will not begin until mid to late 2024. Although construction will impact the current furniture room, housewares area and book room, we will still have a fair in the fall of 2024, utilizing the Rife Center for needlecrafts, crafts, jewelry, and items from the Wood Shop. At this point, we are not sure where and how much furniture, housewares and bake sale items can be available.

We will continue to need volunteers for the Spring and Fall sales. If you are interested in helping, the following are contacts:

General oversight/coordination with other areas Kathy Salmon 717-979-4506

Advertising	Bill Middendorf	717-590-5499
Needlecrafts	Georgie Calabrese	302-745-3475
Crafts	Alice Park	717-919-3628
Jewelry	Nancy Toth	717-919-1821
Woodwork items	Ken Kieffer/Joe Kerney	717/599-4527/717-458-8564
Furniture	Kerry Butz	717-307-8955
Housewares	Marlene Faranov	717-774-0637
Books and puzzles	Tony Wright	717-307-1718
Baked Goods	Ann Swenson	717-574-1182

6. Bylaws Committee (SC) - Bob Regan has agreed to chair this committee.

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

Status of Vacancies:

Center Rental	0
Court Apartments	6 available, 2 contracted
West Apartments	1 available (Mktg. Office), 3 contracted
East Cottages	0 available
West Cottages	0 available
Estate Homes	0 available

Completed Moves:

Center Apartment	0
Court Apartments	1
West Apartments	5
East Cottages	0
West Cottages	0

Current Resident Count:

Assisted Living	98
Skilled Nursing	68
Independent Living	<u>492</u>
Total	658

8. Courtesy (A) - Kay Hess, Chair:

2 Get Well cards and 25 Sympathy cards were sent in December.

9. Dining Services (C) - Dale Meadowcroft, Chair:

Executive Chef Seth has brought harmony to the kitchen. There will be a lot to look forward to in the next months.

10. Executive Committee (SC) - Dale Meadowcroft, President, and Chair: No report.

11. Facilities (C) - Bob Gasull, Chair: Bob has resigned as Facilities Chair and a new Chair is being sought. Bob was thanked for his faithful service. Highlights of 12/27 Facility Report (Mark Ruiz) and following Facility Committee Meeting.

- Staffing: Maintenance, minus 4; Transportation, minus 5; Housekeeping, now OK
- The term “Code Purple” denotes a missing resident.
- 9 thermostats to be replaced in the East Apartments; 129 are completed
- Door 51 – The handicapped opener works properly, but the door does not close completely
- Parking lot lights have been on all day. Mark reports that there is an electrical problem that is being worked on.

12. Garden Club (CL) - Cindy Lindsay, Chair:

The Garden Club will have their annual planning meeting on Wednesday, January 30th at 1:00. Club members and other interested residents are invited to attend. Anyone interested in a plot, or for any questions regarding the meeting or the club, contact Cindy Lindsay at 717-458-8825.

13. Historian (C), Joan Bretz, Chair: **This is a new committee**, and Joan will be asking for help next month.

14. IT (A) - Maria Laterra, Chair:

Due to an increase in the volume of calls from residents and the lack of volunteers, Maria will not be making computer house calls to new residents. Please do not refer new residents to Maria for computer calls. Marketing and the front desks have been notified. Residents may come to the computer room on Wednesdays from 9:30 to 11 am with technical problems and questions.

15. Library (C) - Ellie Meadowcroft, Chair: no report

16. Model Railroad (CL) - Jim Wilt, Chair:

Highlights of the December 7, 2023 meeting:

The Christmas Train is scheduled for tear down on January 5 but may be extended for another week.

The club reserved a couple of display tables for NRHS Train Show on March 9 in Harrisburg. Nomination and election of officers for 2024 were held with the following elected:

- Jim Wilt, President
- Bob Schmauk, Vice-President
- Dale Meadowcroft, Treasurer
- Tony Wright, Secretary

17. Nominations/Elections Committee (SC) - Dennis Plymette, Chair:

To balance representation throughout Residential Living, Dennis requested someone from East Apartments join the committee. It is not a lot of work and members do not need to be from the Residents' Council.

18. PARCR (C) - Lowell Starling, Chair:

By the time the RC Minutes are published, Bethany will have hosted the January 9 meeting of PARCR. The next quarterly meeting will be held in York, with the topic of CCRC Finances 101.

As always, PARCR individual memberships are only \$20/year, and you can find registration materials at PARCR.org. For the \$20 you get access to all the legislative and regulatory information published by PARCR in conjunction with the LeadingAge PA and the PARCR Post newsletter.

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

19. Program (C) - Ann Swenson, Chair:

Upcoming events include:

- January 17, HOLLYWOOD CASINO
- January 20, THE MOUSETRAP at the Dutch Apple
- January 20, HARRISBURG POPS
- January 22, NEW YEAR SOCIAL at the Rife Center
- January 28, AND THEN THERE WERE NONE
- January 31, BETHANY STUDS BREAKFAST
- February 5, DUTCH APPLE CONCERT, PAYING HOMAGE TO OLIVIA NEWTON-JOHN
- February 6, INFUSIONS TEA

20. Remembrance Garden (A) - Dale Meadowcroft, Chair. No report

21. Special Events (A) - No report

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

23. Wellness (C) - Ed Stevenson, Chair:

Brain Health and the Kinnections program will be offered at Bethany Village. The program will be launching February 1, 2024. More details to come.

24. Wood Shop (A) - Joe Kearney and Ken Kieffer-Co-Chairs:

Not too much activity in the Woodshop for the month of December. A few members worked on their projects and there were a few minor repairs for residents. Thanks go to Beth Shank who took care of setting up and staffing a table for the Woodshop on three weekly occasions in the Bistro. She sold items made in the shop and brought in \$85. Beth also refinished an antique shoe box for a resident, who donated \$50 for her work. John Wolfe sold some of his card and domino stands and brought in \$30. The shop brought in a total of \$165 for December, with \$85 going to the Residents' Council and the remainder to petty cash.

Ken Kieffer will begin his first of several workshops on January 3 for residents wishing to join the Woodshop. The workshop will include instructions on all the tools and equipment as each participant makes his or her own cutting board. Waivers will have to be signed by those wishing to join.

Old Business: None

New Business:

- **Well Being Communications:** Justin Margut
Justin spoke as the new Director of Well Being, which will now consist of Wellness, Resident Life, and activities of MapleWood and The Oaks. Asbury and its communities are now re-aligned. He noted that a strength here at BV is the resident-formed and run clubs and asked for better communication between club spokespersons and his office. An example cited was the changing of dates or details of club events without notifying his office, and the confusion that results from not having current information posted on Icon. He would like to meet with the heads of groups on this topic to firm up communication. He and Kristen Juchem are working on ideas and division of labor to enable this and plan for other changes to come. Dale Meadowcroft, as President of the RC, stated that he would be the contact person for committees, clubs, etc. on the Council.

Kristen Juchem, the new Lifestyle Enhancement Manager, spoke enthusiastically about her goal of better serving residents. One of her duties is placing orders for clubs, groups, etc. Kristen stated, for example, that if a group needs batteries, they should contact her. Suggestions or comments can be directed to Kristen or Justin.

- **Introduction of representatives to join the Executive Committee:** Dale Meadowcroft
By-laws direct that, with a current non-voting Secretary and Treasurer, 2 Council members be appointed to the Executive Committee. Harry Boswell (E. Apartments) and Carol Pennington (E. Cottages) have agreed to serve and will provide a balanced representation to the committee.

Motion to accept the above names was made by Dale Meadowcroft, seconded by Claire Powers, and carried.

- Vision for the Residents' Council: Dale Meadowcroft

“Peace, hope, love, joy and encouragement,” began Dale, who wants to make Bethany Village a place people want to move to. All were asked to participate in carrying out this vision by reaching out to those in one’s neighborhood and thinking of other ways to be of use. Dale cited the grand vision being carried out by Ray Saunders, who has regular, well-attended meetings in the West Apartments, and that of a resident who filled and carried water in The Oaks hydration program until the person was no longer able, as examples.

While it is the responsibility of committee heads to recruit for their committees, members were asked to notify the chairs if they were interested in a particular group’s mission, as members are always needed.

Other: Tom Johnston, representing the Ecology Team, which meets monthly on the 3rd Tuesday at 11 am, spoke of two recent offerings by the team. The Letter, a movie and discussion about climate change was well-attended, as was a discussion about recycling by our provider, Republic. The group’s new chair is Margaret Pepe, and their goal is community service.

Announcements:

Next Executive Committee Meeting: Tuesday, January 30, 2024, 1 p.m.

**Next Residents' Council Meeting: Tuesday, February 6, 2024, 9:30 a.m.
Please note change of time to 9:30 for future RC meetings**

Adjournment: Ray Saunders made a motion to adjourn., seconded by Dennis Plymette and carried unanimously.

Respectfully submitted,

Anne Hipp, Secretary



Residents' Council of Bethany Village

Statement of Activity January - December 2023

	TOTAL
Revenue	
13100 Unrealized Gain/Loss	
13101 National Financial	86.50
Total 13100 Unrealized Gain/Loss	86.50
13200 Investments - Interest	
13202 Money Market	88.19
Total 13200 Investments - Interest	88.19
13300 Investments - Dividends	
13301 National Financial	1,015.55
Total 13300 Investments - Dividends	1,015.55
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	477.00
46510 Jewelry	3,756.01
46520 Furniture	16,001.71
46530 Housewares	5,903.96
46540 Baked Goods	2,681.65
46550 Craft Sales	5,046.45
46560 Library Sales	50.00
46570 Knitting Sales	1,969.00
46580 Woodworking Sales	1,531.00
46590 Books/Puzzles	918.10
Total 46500 Fund Raising	38,334.88
Total Revenue	\$40,025.12
GROSS PROFIT	\$40,025.12
Expenditures	
60900 Business Expenses	204.00
62100 Contract Services	
621400 Instructors	
62142 Wellness	1,705.00
Total 621400 Instructors	1,705.00
Total 62100 Contract Services	1,705.00



Residents' Council of Bethany Village

Statement of Activity January - December 2023

	TOTAL
65000 Operations	
65040 Supplies	179.89
65050 Bank Service Charges	42.94
65060 Website Support	30.54
Total 65000 Operations	253.37
66000 GiftsExpenses	
66020 Associate Appreciation Gifts	3,850.00
Total 66000 GiftsExpenses	3,850.00
67000 Fund Raising Expense	
67040 BV Fair Expenses	1,839.26
Total 67000 Fund Raising Expense	1,839.26
68000 Budgeted Expense	
68010 Art Restoration	1,409.13
68055 Computer Supplies	32.00
68060 Courtesy Activities	133.03
68070 Craft Supplies	298.11
68110 Knitting	240.32
68120 Library Books/Supplies	3,000.00
68121 Resident Life Library Expense	500.00
Total 68120 Library Books/Supplies	3,500.00
68126 PARCR	60.00
68130 Porch Socials	2,081.04
68135 Railroad Club	700.00
68140 Residents' Council Expenses	307.15
68150 Music	
68151 Combined Chorus	731.17
68153 Men's Chorus	119.28
68154 Womens Chorus	234.74
Total 68150 Music	1,085.19
68165 Venture Series	600.00
68170 Woodworking Supplies	547.79
Total 68000 Budgeted Expense	10,993.76
Office Supplies & Software	94.03
QuickBooks Payments Fees	14.75
Total Expenditures	\$18,954.17
NET OPERATING REVENUE	\$21,070.95
NET REVENUE	\$21,070.95



Residents' Council of Bethany Village

Statement of Financial Position

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
12000 12000 Peoples Checking	61,537.98
12010 12010 Peoples Money Market	52,648.42
Total Bank Accounts	\$114,186.40
Other Current Assets	
13000 Investments	
13001 Investments - National Financial	2,164.47
13002 Investment - U.S. Treasury Bond	0.00
Total 13000 Investments	2,164.47
Undeposited Funds	0.00
Total Other Current Assets	\$2,164.47
Total Current Assets	\$116,350.87
TOTAL ASSETS	\$116,350.87
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
12040 Peoples Credit Card	88.82
Total Credit Cards	\$88.82
Other Current Liabilities	
80010 Not Assigned	0.00
80020 BVRC RR Fund	4,835.26
80030 Garden Fund	3,816.30
80040 Vespers Fund	1,843.71
80050 Instrumental Music	530.37
80060 Library Fund	1,244.72
Total Other Current Liabilities	\$12,270.36
Total Current Liabilities	\$12,359.18
Total Liabilities	\$12,359.18
Equity	
30000 Opening Balance Equity	0.00
33000 Unrestricted Net Assets	82,920.74
Net Revenue	21,070.95
Total Equity	\$103,991.69
TOTAL LIABILITIES AND EQUITY	\$116,350.87