



## Residents' Council Minutes

June 4, 2024

[bvrescoun.org](http://bvrescoun.org)

**Council Members**\*: Harry Boswell, Joan Bretz, Mary Darden (U), 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

**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**: Kristen Juchem, Marcia Marsh , Don Shover

**Call to order**: The meeting was called to order at 9:30 am by President Dale Meadowcroft

**Moment of Silence**: A moment of silence was observed in memory of departed friends and neighbors and our many blessings.

**Administrative Report**: Brian Grundusky:

- Covid – After a hiatus, one associate tested positive and is doing well.
- Finance – In April, we missed our OR target by .2%. This was driven by health insurance issues (BV self-insures) and maintenance (HVAC repairs). Occupancy was a robust 96.4% (budgeted percentage is 95.2%) and brought revenue up by \$80,000.
- Projects are underway with summer weather. The Rife Kitchen expansion is on target for a July completion and electronic lock installation is complete in W. Apartments, with the East underway.
- BV Games – Went well with even MapleWood residents participating.

A question concerning the new dining construction, and it, too, is on target for a fall completion.

## **Minutes from May 7, 2024.**

Motion to accept: Dennis Plymette Second: Joan Bretz The Minutes were accepted.

### **Correspondence:** Anne Hipp

- A letter addressed to the RC of Bethany Village from Jacob Kanagy/Director of Development shared that a \$200.00 donation was received from the BV Garden Club and directed to the BV Care Assurance Fund in memory of the late Earl Norman. The Club is a part of the Residents' Council but raises its own funds.

### **Financial Report:** Jim Smeltzer, Treasurer:

Jim shared some observations on our finances, highlighting the \$10,000+ raised by the last month's BV Fair, with just an "incredible" \$241.54 in expenses. It was observed that we have a significant amount in Checking and Money Market Funds with Peoples Bank. Jim will be looking into investing a portion of that money to get a better rate of return. Details are attached as Profit and Loss (January-May 2024) and Statement of Financial Position (as of May 31, 2024).

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

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

The Art Committee is pleased to report that we have received a very generous monetary donation from a resident. This donation will be used to further our continuing efforts to make BV a beautiful place to live.

Recently, Pat Koscienski, a professional artist who lives in the East Cottage, has donated three of her paintings. These Paintings, as well as other new paintings will be hung by the East Art group soon.

The West Art group recently completed replacement and relocation of over a dozen pieces of artwork. There are more planned changes under consideration. Our goal is to give residents pleasant thoughts and memories as they view our efforts.

#### **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) - Bob Regan, Chair: No report.

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

**Status of Vacancies:**

|                  |  |
|------------------|--|
| Center Rental    | 1 available                            |
| Court Apartments | 4 available, 1 contracted              |
| West Apartments  | 4 available plus the Marketing Office, |
| East Cottages    | 1 contracted, 1 available              |
| West Cottage     | 0 available                            |
| Estate Homes     | 0 available                            |

**Completed Moves:**

|                  |   |
|------------------|---|
| Center Apartment | 0 |
| Court Apartments | 1 |
| West Apartments  | 6 |
| East Cottages    | 2 |
| West Cottages    | 0 |

**Current Resident Count:**

|                    |            |
|--------------------|------------|
| Assisted Living    | 99         |
| Skilled Nursing    | 66         |
| Independent Living | <u>464</u> |

**Total** **629, but changing daily**

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

14 Get Well cards and 1 Sympathy card were sent in April.

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

Highlights of the May 14 meeting with Dustin Goss follow.

- We are fully staffed in management with the addition of a manager of healthcare in April. Our biggest need is in the kitchen for three experienced cooks and two sous' chefs. These positions make up over 200 hours of staff work that must be picked up every week by existing staff. We are still looking for a bartender.
- Improvements that have been made or are in the process of being made are the community wide buffet held the second Thursday of the month. Tuesday evening specials in the Collegiate Café were favorably complimented upon.
- Comments from committee members included praise for the variation in the menus and the quality and temperature of the food. Consistent service from the Bistro was discussed and Dustin commented on several alternatives including an update to the point-of-sale system which could include kiosk order entry and potential ordering by cell phone at the

table using QR codes. They are even researching the use of robots for service as we move into the future.

- Committee members were asked to reinforce with their friends to bring meal quality problems to the immediate attention of the waitstaff so that the situation can be corrected positively and immediately. Discussion included reaching out to residents who have not entered the dining facility recently so they can experience the positive changes.

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

**11. Facilities** (C) – Carol Pennington, Chair: Highlights of 5/28 Facilities Committee report from Mark Ruiz and New Items.

Mark Ruiz –

Staff vacancies - Maintenance, 4: Housekeeping, 4: Transportation, 5.

Court and freight elevators – the freight elevator is waiting for a part.

Electronic locks – 109 completed. No resolution on extra cards.

Sara Testing – concluded

Projects moving forward: West Chiller, AV Project, AL Paint and Carpet projects, Campus roads, Pool deck, Dryer Vent Covers and the Court Canopy.

West roofing – Skilled, AL are next and then the West Apartments.

West Apt. Lighting Project – contractor mistake has led to delay.

Luggage Cart was delivered and there is a sign limiting its use to residents.

New Items:

First floor trash room on the East has been cleaned.

Door number on Door 64 West is not visible to visitors and delivery persons.

Camera equipment for the West has been ordered.

**Of note: for after-hours maintenance, emailing Mark or Lilly will not work, especially on weekends. Call the front desk.**

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

Happy Gardening at Bethany for sure. Currently, all garden plots are filled, but there is always a turnover. If any residents or associates are interested in a plot, they should call Cindy Lindsay to get on the waiting list. Produce tables are open. Due to the rainy spring, many of the gardeners do not have much produce for the tables at this time. Hopefully, good weather will make the garden grow fast and furious, making it very productive.

**13. History** (C) - Joan Bretz, Chair:

The primary focus of the History Committee continues to be the compilation of the Archival Yearbook for 2024, especially through the location of photos of BV activities. Again, all RC members are requested to take photos when attending an event or activity and send them to chair, Joan Bretz. It would be especially helpful if a number of folks would take photos at the various BV events, such as Bethany Games, Martha's Garden train, Venture series programs, etc.

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

**15. Library** (C) - Ellie Meadowcroft, Chair:

In May 2024, 17 books were added, 1 regular print and 16 large print.

**16. Model Railroad** (CL) – Jim Wilt, Chair

The Garden Train started its biweekly run in May and will continue through September. Stop by Martha's Garden on Wednesdays and Saturdays from 10:30 – 11:30 am and enjoy the trains and trolley travelling through the theme villages.

The BVMRRC is privileged to have many talented men and women as members. One of our members, Bob Schmauk, our Vice President, and his wife, Carolyn came to BV in the fall of 2022. Bob and his wife lived in Doylestown, Pa. for 57 years where they raised their children. He is a graduate of Drexel University with a degree in Civil Engineering. He was a Consulting Engineer in design and construction of water and wastewater treatment facilities for 45 years. Bob is a veteran of the US Navy. His hobbies include all sports, model and live railroading, philately, and numismatics. He served on various boards, including prison ministry and World Team International, taking many trips to various countries. We are glad to have Bob on our team.

The BVMRRC is open to all men and women. We have a place for anyone regardless of experience.

If you would like to join us, contact Ed Ravizza at 208-249-4986.

**17. Nominations/Elections Committee** (SC) - Dennis Plymette, Chair: No report.

**18. PARCR** (C) - Claire Powers, Chair:

Coming soon:

**July 10, 2024**, PARCR Quarterly Meeting at Quincy Village in Waynesboro, Pa.: Nick Patel, CEO of ThriveWell Tech (an Asbury Communities subsidiary) will be the keynote speaker on the benefits of Artificial Intelligence and their participation in AARP's AgeTech Collaborative on Senior Living. We will also have speakers from LeadingAge PA and NaCCRA to give us updates. **Resident Life will arrange transportation to and from Quincy Village if there is enough interest.** Registration for the meeting should be done online at [parcr.org](http://parcr.org). **Only register for transportation with Resident Life.**

**October 11, 2024**, PARCR Quarterly Meeting at Pleasant View Communities in Manheim, PA. The keynote speaker will be Brian Roche, investigative reporter, and anchor for WGAL, Channel 8. He will give a presentation on Frauds and Scams impacting seniors.

**January 8, 2025**, PARCR Quarterly Meeting at Bethany Village.

You do not have to be a PARCR member to attend the in-person meetings. However, 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. You also get front row seating at the Quarterly Meetings.

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

**19. Program** (C) - Ann Swenson, Chair: No report.

**20. Remembrance Garden** (A) - Dale Meadowcroft, Chair:

Bricks for the spring order have been installed. Letters will be sent to donors acknowledging brick placement.

**21. Special Events** (A) No report

**22. Spiritual Life Enrichment** (C) - Don Shover, Chair:

Nine members of the Spiritual Life Enrichment Committee met on May 15.

- Chaplain Eaton reported that a new set of Communion ware was purchased recently, four wafer trays with base and lid and four cup trays with base and lid. These items will be first used on June 2, 2024 and will be dedicated during the service.
- The summer schedule of worship services was reviewed. It was noted that the amplification equipment in The Oaks is in need of inspection and possible repair or replacement.
- Chairman Shover gave an update on the committee's desire to have opportunities for participation in music activities as an equal and promoted program of the Well-Being Department of BV. Justin Margut has been consulted and contact with Messiah University will seek input on possible intern assistance with development and coordination in such a program through its Music Therapy Department.
- Carmen Zilch has requested assistance with the preparation of the communion elements for the monthly sacrament services. A team of volunteers will be established to meet this need.
- The committee will meet on Wednesday, August 14, 2024 to prepare the schedule of volunteers for 2024-2025.

**23. Volunteer Support** (C) – Carol Owen, Chair

Kristen Juchem has updated the volunteer needs list. Our members are looking forward to meeting many new residents at the New Resident Social on June 6.

**24. Wellness** (C)- Ed Stevenson, Chair:

- The Kinnections program currently has 30 residents.
- Pool reopened 6/3.
- Bethany and Aidan are now certified in Rock Steady Boxing.
- The Longest Day Walk will be at BV on June 20<sup>th</sup> from 7am-7pm. Any resident, family member or associate is welcome to participate.
- BV games was a great success and had 72 residents in RL participate, along with residents of MapleWood and The Oaks.

Bethany, Hannah, and Debra are certified in Urban Polling, a walking program with poles, there will be an information session later in June.

**25. Wood Shop** (A) - Joe Kearney, Co-Chair:

We are all saddened by the unexpected death of Ken Kieffer, the Shop Chairman when it came to maintenance and purchasing. Ken led 4 workshops for newcomers. He was a valued leader of our shop and will be greatly missed. His family asked that in lieu of flowers, etc., donations be made to the Woodshop of Bethany Village.

A few lamp repairs for residents brought in \$25. Beth Shank made another bluebird house and is in the process of making another bat house. Beth's first bat house has been placed on the side of the farmhouse facing the dog park, where it is easy to spot. Beth also made a wooden cross at the request of a resident to be placed on the grave of a loved one.

An antique cushioned rocking chair/glider still sits in the shop after two weeks. Seems no one wants to take up the challenge of repairing it. We will have to contact the owner with regrets. The shop has been given the go-ahead to install a door between the shop where the machines are and the adjacent room where our wood is stored, and finishing occurs. Members who have stored wood there are being asked to remove it unless they plan to use it in a reasonable amount of time. The purpose of doing this is to make better use of the square footage we have. Machines will be rearranged or, if never used, discarded. Cabinets will be combined and better arranged. A general house cleaning will be undertaken.

And so, once again a reminder that the shop is open every Tuesday from 10 am to noon. Visitors are welcome to stop in just to give us a look-see or to bring items in for repair. Come one, come all!

**Old Business:** Dale Meadowcroft:

- Following up on work that is done around our BV campus by volunteers, Dale noted the deadheading of flowers and the singing now done in The Oaks, among other helpful activities. He mentioned the help that a simple greeting or handshake could be to another.

- Kristen Juchem:

She has made a list of where volunteer help is needed in The Oaks, MapleWood and Residential Living, with brief descriptions of the activity and asked to be contacted with new needs and ideas. This list is attached to the Minutes.

New Resident Socials will be held twice a year and will include residents who have moved in within the last year. Transportation, its cost, and the limitations of drivers, will be slowed until August, when we will resume, along with programming.

Re: Music Therapy –There will be moving about of three pianos. When completed, they will be tuned.

The Longest Day, an Alzheimer's fundraiser and a first for BV, is still open for registration. A 60<sup>th</sup> year celebration of BV is upcoming and in the planning stages.

Next week is Appreciation Week, with walking tacos in Martha's Garden, and each shift arranged to be served. Special treats will be offered daily. Volunteers are welcome to help distribute the treats. Dale stated that the Associates would really like to be recognized by the residents with a pat on the back, etc.

Trivia is growing in popularity. Kristen is looking at ways of rearranging the Bistro for participants and also at how other facilities do Trivia.

**New Business:** Dale Meadowcroft:

- Dale will be attending the Residents' Council Meeting at the Bethany Towers today to share what we have in common.
- Pet Policy- Ray Saunders spoke of the BV Pet Policy, an 8-page agreement establishing guidelines and boundaries for all pets residing in the residential areas. The policy is effective for both current, newly acquired, and visiting pets. Noting that some residents may have forgotten details, he highlighted several.

#11. Dogs and cats must be on leashes of no more than eight (8) feet outdoors and four (4) feet indoors. This is due to safety reasons.

#12. When dogs or cats are moved through the building, they must be moved from the resident's apartment to the nearest outside exit avoiding all public areas.

#13. Pets shall not be brought into public lobbies, dining areas (inside or outside) or other public gathering spaces, with an exception for visiting therapy dogs.

#15. Any pet which bites, attacks, or displays any type of aggressive behavior will not be permitted to live at Bethany Village.

**Other:**

- Claire Powers shared a safety issue on West that may also be an issue on East. Pedestrians leaving the West RL apartment building and heading to the Wesley/Wilson light have to cross two roadways that are not marked as a crosswalk. Signs indicating a



crossing might also slow drivers down. It was mentioned that crossing from the West cottages to the lower part of the Springfield's parking lot on Sheeley also had no signage.

- Joan Bretz has sent an e-mail to Mark Ruiz bringing to his attention the need to update emergency evacuation maps.

**Items from around the table**, an opportunity for members to share their thoughts and constructive feedback.

Some thoughts about what we are happy about here at Bethany...

Deadheading of flowers; the portable audio system purchased by the Residents' Council was used at the Bethany Games; thanks for the generous donation to the Art Group; generous acts of transportation by and for residents within our community; the pool is now open; thanks to Bob Brommer for all his work volunteered to residents; the living plants that have replaced the sad artificial ones in the Collegiate Cafe Solarium and are being tended by Marilyn Keenan; thanks for the past year that a member has spent at BV; and maintenance going the extra mile.

**Announcements:**

**Next Executive Committee Meeting: Tuesday, August 27, 2024, 1 pm.**

**Next Residents' Council Meeting: Tuesday, September 3, 2024, 9:30 a.m.**

**Adjournment** at 10:45

Respectfully submitted,

Anne Hipp, Secretary