



Residents' Council Minutes

October 1, 2024
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 (U), Ray Saunders, Charley Sproule, Ann Swenson, Tom Usiadek, Ron Wolf

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

*E =Excused Absence; U =Unexcused Absence

Visitors: Tom Johnston, Don Shover

Call to order: The meeting was called to order at 9:25 am by President Dale Meadowcroft

Moment of Silence: A moment of silence was observed in recognition of those we remember and care for.

Administrative Report: Brian Grundusky:

Highlights of Brian's report:

- Covid - As has become standard for this time of year, numbers are up, especially in Assisted Living (MapleWood, floors 2 and 3). MapleWood AL has implemented Covid protocols which include for staff to wear N95 masks, with all others masking. About 50% of those testing positive are asymptomatic, and all others have minor symptoms.
- Financial (August) – We did not meet our targeted OR goal for the month. This was driven by our occupancy revenue in the Oaks SNF. We had 11 deaths in skilled (The Oaks, with 69 beds) and 7 other discharges (18 total discharges for the month). This would be highly impactful due to the higher reimbursement from skilled residents, with the highest reimbursement coming from rehab residents. Occupancy is back up to 66/69 beds, but this will also impact us for September.

- Staffing – Key areas of focus are cooks and housekeeping. We have 2 new Facilities employees.
- Project updates – Major construction on the West will wrap up in October. Brian thanked all for their patience over these last months. There will be a grand re-opening of Springfield’s. Dates will be communicated on Icon, etc.
- PeoplesBank – November 6 will be their last day of service. Noting the trend for banks to pull out of retirement communities due to electronic banking, Brian is hopeful that we can draw an on-site bank to BV. He has an upcoming tour with a candidate bank. Worst case scenario is that we will have an ATM and weekly bus transportation to local banks.
- Resident Satisfaction Survey – Thanks to those who completed the survey. We had 67% participation overall, with a goal of 75%. Results will be shared at the final community update with Todd Andrews in December.
- Dining – We will transition to our new dining company at year’s end/early ’25. 3 companies interviewed, with Aramark Senior+ being chosen for BV, as well as Asbury communities. Majority of staff in dining are BV employees, with 7 managers being impacted. BV is currently assessing the manager positions and will work with Sodexo on possible transition of some of these managers. More details to come over the next three months.
- Budget – the 2025 first draft has been completed and the budget is currently being reviewed by the corporate finance team. Brian will have the BV budget discussion with this team on 10/7/24. We do not foresee a significant rate increase for 2025 (currently). We have been averaging rate increases of 3-5% over the past few years and nothing out of the ordinary is anticipated. The final budget will be reviewed at the November Coffee.

Questions for Brian:

Bethany Towers and their relationship to BV – The Towers are a HUD community that is included in the Asbury System and is managed by a third party, National Church Residencies. Tower residents can participate in BV programs such as dining, the Clinic, etc. but they are not subscribers to BV. Dale noted that BV is working with the Towers and their Resident Life programs to discuss sharing resources.

Update on the AV system – 10/7/24 is slated for work to begin and will take an estimated 3 weeks to complete. Impact on operations during construction will be forthcoming, but events at the Rife Center will continue during the project.

Minutes from June 4, 2024.

Motion to accept: Dennis Plymette

Second: Claire Powers

The Minutes were accepted.

Correspondence:

Anne Hipp

- From Jacob Kanagy, Director of Development at BV, who thanked the Residents' Council for our pledge of \$20,000 to the Phase 3 Capital Fund at Bethany to be paid in 3 annual installments of \$7,000; \$7,000; \$6,000.
- From Nancy Toth, who thanked the group for their donation to the Annual Nursing Grant Fund.
- From representatives of the Peaceful Park, who thanked the RC for their \$2,000 donation to the Park.

Financial Report: Jim Smeltzer, Treasurer:

Dale Meadowcroft added texture to the reports submitted by the Treasurer and concluded that the \$6,274 (net revenue on p. 2 of Profit and Loss) showed the RC to be in good shape, especially with the semi-annual BV Fair coming up. See attached report for details.

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.

Dennis Plymette, Chair, will be going off the RC at year's end and stated that the Audit Committee will need a new Chair, though he is willing to continue as a committee member.

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

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

The fair is scheduled for October 11 and 12. Items for sale will be moved on the 10th. This is a big endeavor, and we do need help to set the fair up and then manage the sale. We have several areas that can use some help.

6. Bylaws Committee (SC) - Bob Regan, Chair: No report.

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

Status of Vacancies:

Center Rental 1 contracted

Court Apartments 9 available, 2 contracted,

West Apartments	5 available including the model and 1 contracted
East Cottages	1 contracted
West Cottage	2 contracted
Estate Homes	1 available

Completed Moves for September:

Center Apartment	0
Court Apartments	0
West Apartments	4
East Cottages	1
West Cottages	0

Current Resident Count:

Assisted Living	90
Skilled Nursing	66
Independent Living	<u>461</u>

Total **617, but changing daily**

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

17 Get Well cards and 1 Sympathy card were sent in September.

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

There will be changes in the coming months as we migrate to Aramark Senior+. We will be meeting next week to discuss migration plans and how we can celebrate the opening of Springfield's.

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

11. Facilities (C) – Carol Pennington, Chair:

Highlights of 7/24 Facilities Committee report from Mark Ruiz and other items, questions and comments follow:

Mark Ruiz

- The Court Canopy for East Apartments is still waiting on township permission to go forward.
- AV project for the Rife Center and the Chapel is being done by Morefield Communications and is to be installed on or about October 7. There will be new broadcasting equipment, a better projector, and motorized black shades for the windows.
- There have been reports of cars being parked and left in the garage long term when the owner is no longer driving. The Parking Garage is the responsibility of the Marketing Department. Electric cars may not be parked in the garage for safety reasons.
- Rife Center kitchen is inspected and ready to go!

Questions and Concerns:

- West Apartments – Thermostats in Commons Room, which seems to be always cold. McClure has this on their list for repair/adjustment.
- Pole light at Door 1 is out; hence that area is very dark.
- Evacuation Plan for emergencies gives no details for disabled persons.
- Door 20 handicapped access door does not work.
- Elevator frames painting is tied to the tiling project.
- Cleaning of the three ponds around West building is scheduled with those in the AL area. Water lilies will also be addressed.
- Miniature Golf storage will be replaced.

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

Produce tables on the East and West will soon be closing as produce production is slow. We love sharing and hope you have enjoyed this. Thanks to all those residents who gave donations to the club when using the items.

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

The History Committee continues to compile information and photos for inclusion in the 2024 Archival Yearbook. The next major step will be to convert photos from camera to flash drive to photo paper. Then captions for each photo will be necessary. Notices will continue to be included in most issues of The Scoop.

As a reminder, each member of the Residents' Council is considered an ex-officio member of the History Committee and is asked to take photos at the various events and activities here at Bethany Village and then to send the photos to the History Committee Chair. To date, only a few members have done so. Active Aging week activities offer an excellent opportunity to take some pictures

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

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

In September, 12 books were added to the library, all large print. The Rockin' Readers raised \$1112 for the Alzheimer's Association from the sale of subs and pretzel sandwiches at the Rock-a-thon.

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

The Garden Train continues to run on Wednesdays, Saturdays, and for extra events. The platform managers maintained and ran their rolling stock. The club ran the trains during the Rock A Thon and raised funds for the Alzheimer's Association. The final run for the Garden Train this year will be October 3.

This month, I would like to introduce our Secretary, Tony Wright. Tony has served as President and Treasurer of the club. He has served in many capacities throughout Bethany. He continues to be active in his church, filling many offices and roles.

He received his BS degree from Northern Colorado University. He lived in Linglestown for 32 years with his wife, Emily, and two children, Deb, and Mark. Tony and Emily moved to Bethany in October 2016. Sadly, Emily passed away within nine months. He worked over 32 years as a Purchasing Agent at various locations with assorted titles.

Tony is a great asset to BVMRRC and Bethany Village. He loves reading and travelling with his companion, Kathy Salmon.

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, Membership Chairman, at 208-249-4986 or Jim Wilt at 717-648-5175.

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

Ballots for voting for new members of the Residents' Council will go out next week. In addition, the Executive Committee needs a President (2-year term), Assistant Secretary (2-year term), Treasurer (2-year term) and Assistant Treasurer (1-year term), as Charley Sproule, current Assistant Treasurer, is going off the Council at the end of the year midway through his term).

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

Having completed his term as President of PARCR at state level, Lowell Starling will resume his position as BV Chair of PARCR. After PARCR's October 9 Quarterly Meeting, he will call a meeting of all BV residents who are PARCR members or who are interested in PARCR to discuss two topics. The first is to gather input on how PARCR can provide more value to members. The second is to discuss using Voter's Voice to advocate for legislation that is favorable to senior living.

Coming next:

October 9, 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. In addition, LeadingAgePA and NaCCRA will update us, and we will hear about the highlights of Pleasant View Communities and have an opportunity to tour their facilities.

January 8, 2025, PARCR Quarterly Meeting at Bethany Village. The January meeting will be back at BV. The keynote speaker will be Karen Veronikis, who is responsible for CCRC oversight at the Pa. Dept. of Insurance. We have asked her to talk about the Department's CCRC oversight goals and activities and their view on protecting the rights of CCRC residents. As usual we will hear from LeadingAge PA and NaCCRA on their activities.

April 9, 2025, PARCR Quarterly Meeting at Messiah 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. See the monthly Resident Life report.

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

Remembrance garden sent out nine letters to next of kin.

21. Special Events (A) No report

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

23. Volunteer Support (C) – Carol Owen, Chair: No report

Wellness (C) - Ed Stevenson, Chair:

- New associate, Ashley Wilt, is a full-time Well-Being Professional who started at the beginning of September.
- We have a full schedule of activities and seminars planned for Active Aging Week, September 30-October 4th. We currently have over 70 residents registered.
- West Remodel Project will be finishing up mid-October. We are working on plans for orientations and openings. Justin is working with others for a communication.
- We will be looking to have committee members reach out to the areas that they represent on questions to gather feedback. One example, snow tubing has been low – what can we do differently to get more attendance or do we no longer offer it.
- Well-Being Center and Resident Life are working hard to collaborate on programming and communication.

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

It was a month almost entirely devoted to repairs for residents. Only a few individual projects, like Ed Slaby's. Ed continued to work on his project, a collapsible storage box, learning along the way the ins and outs of the various types of hinges.

On the repair side, Beth Shank sanded and repainted a decorative box; Leroy Weaver repaired a drawer, refinished, and reglued a cutting board; and Ken Hatcher repaired some displays for the Gift Shop. Ken also continues work on Suggestion Boxes requested by our restaurants. Ed Ravizza is working on creating a shadow box, which will house the ceremonial dress of a young Korean girl which she wore for her first birthday. Joe Kearney created two new mosaic tile serving trays at the request of a resident, who saw one of Joe's at the Rock-a-thon. Speaking of the Rock-a-thon, thanks to all of you who helped out at our table. We were fortunate to get a good location in the "breezeway," where we were the first table visitors saw as they came in. Thanks to you all, your projects brought in \$138.00! Way to go, team!

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.

Old Business: Dale Meadowcroft:

- Payments to Asbury Foundation – See Correspondence for details.
- Political Signage publication – the newly-adopted policies have been published in The Scoop and Icon.

New Business: Dale Meadowcroft:

- Porch Social – To be held Monday, October 7 from 2 – 4 in the Rife Center, with a 60's theme.
- Dining contract changes – Covered in Brian Grundusky's talk above.

Other

- Upcoming Bethany Fair bake sale – Ann Swenson requested help with baking and selling goods. The group will bag donated items.

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

None.

Announcements:

Next Executive Committee Meeting: Tuesday, October 9, 2024, 1 pm.

**Next Residents' Council Meeting: Tuesday, November 5, 9:30 a.m.
Corporate Conference Room due to Election day voting in the Rife Center**

Adjournment at 10:30

Motion to Adjourn: Bob Regan
Seconded by: Ron Wolf

Respectfully submitted,

Anne Hipp, Secretary



FOCUS ON THE LIBRARY

New in September 2024

BOOKS RECENTLY ADDED - SEPTEMBER 2024

LARGE PRINT FICTION:

Transcription by Kate Atkinson; c. 2018
Swan Song by Elin Hilderbrand; c. 2024
The Puzzle King by Betsy Carter; c. 2009
Lula Dean's Little Library of Banned Books; c/ 2024
Dial A for Aunties by Jesse Q. Sutanto; c. 2021
Sandwich by Catherine Newman; c. 2024
The Berry Pickers by Amanda Peters; c. 2023

LARGE PRINT MYSTERY:

The Murder Inn by James Patterson and Candice Fox; c. 2024
It Had to be You by Mary Higgins Clark and Alafair Burke; c. 2024
The Family Upstairs by Lisa Jerell; c. 2019
Dangerous Ladies Affair by Marcia Muller and Bill Pronzini; c. 2016

REGULAR PRINT BIOGRAPHY

Margot Fonteyn: A Life by Meredith Daneman; c. 2004

.



RESIDENTS COUNCIL OF BETHANY VILLAGE

Trial Balance

As of September 29, 2024

	DEBIT	CREDIT
12000 12000 Peoples Checking	79,249.40	0.00
12010 12010 Peoples Money Market	54,935.15	0.00
18000 Accounts Receivable	0.00	0.00
13001 Investments:Investments - National Financial	0.00	0.00
13002 Investments:Investment - U.S. Treasury Bond	0.00	0.00
Undeposited Funds	0.00	0.00
20000 Accounts Payable	0.00	0.00
12050 Peoples1662 Main	34.00	0.00
12051 Peoples1662 Main:3040	0.00	0.00
12052 Peoples1662 Main:4350	0.00	0.00
80010 Art Fund	0.00	4,986.63
80020 BVRC RR Fund	0.00	5,670.45
80030 Garden Fund	0.00	3,680.54
80040 Vespers Fund	0.00	7,746.57
80050 Instrumental Music	0.00	530.37
80060 Library Fund	0.00	1,277.63
30000 Opening Balance Equity	0.00	0.00
33000 Unrestricted Net Assets	0.00	104,051.69
13202 Investments - Interest:Money Market	0.00	122.26
46505 Fund Raising:Art Sales	0.00	183.50
46510 Fund Raising:Jewelry	0.00	3,039.80
46520 Fund Raising:Furniture	0.00	16,317.50
46530 Fund Raising:Housewares	0.00	6,957.02
46540 Fund Raising:Baked Goods	0.00	1,213.10
46550 Fund Raising:Craft Sales	0.00	1,938.20
46560 Fund Raising:Library Sales	0.00	100.00
46570 Fund Raising:Knitting Sales	0.00	854.00
46580 Fund Raising:Woodworking Sales	0.00	231.58
46590 Fund Raising:Books/Puzzles	0.00	399.15
62130 Contract Services:Entertainment	100.00	0.00
62133 Contract Services:Entertainment:Skilled Care	220.05	0.00
621400 Contract Services:Instructors	330.00	0.00
62142 Contract Services:Instructors:Wellness	1,045.00	0.00
65040 Operations:Supplies	164.43	0.00
65060 Operations:Website Support	176.68	0.00
66040 GiftsExpenses:Asbury Foundation	14,900.00	0.00
67040 Fund Raising Expense:BV Fair Expenses	1,050.06	0.00
68005 Budgeted Expense:Advertizing	297.75	0.00
68010 Budgeted Expense:Art Restoration	1,166.33	0.00
68055 Budgeted Expense:Computer Supplies	240.86	0.00
68060 Budgeted Expense:Courtesy Activities	96.99	0.00
68070 Budgeted Expense:Craft Supplies	213.37	0.00



RESIDENTS COUNCIL OF BETHANY VILLAGE

Trial Balance

As of September 29, 2024

	DEBIT	CREDIT
68100 Budgeted Expense:Historian	123.11	0.00
68110 Budgeted Expense:Knitting	199.52	0.00
68120 Budgeted Expense:Library Books/Supplies	2,718.88	0.00
68126 Budgeted Expense:PARCR	60.00	0.00
68135 Budgeted Expense:Railroad Club	298.48	0.00
68140 Budgeted Expense:Residents' Council Expenses	15.19	0.00
68151 Budgeted Expense:Music:Combined Chorus	672.77	0.00
68153 Budgeted Expense:Music:Men's Chorus	74.74	0.00
68165 Budgeted Expense:Venture Series	400.00	0.00
68170 Budgeted Expense:Woodworking Supplies	442.23	0.00
QuickBooks Payments Fees	75.00	0.00
TOTAL	\$159,299.99	\$159,299.99



RESIDENTS COUNCIL OF BETHANY VILLAGE

Profit and Loss

January 1 - September 29, 2024

	TOTAL
Revenue	
13200 Investments - Interest	
13202 Money Market	122.26
Total 13200 Investments - Interest	122.26
46500 Fund Raising	
46505 Art Sales	183.50
46510 Jewelry	3,039.80
46520 Furniture	16,317.50
46530 Housewares	6,957.02
46540 Baked Goods	1,213.10
46550 Craft Sales	1,938.20
46560 Library Sales	100.00
46570 Knitting Sales	854.00
46580 Woodworking Sales	231.58
46590 Books/Puzzles	399.15
Total 46500 Fund Raising	31,233.85
Total Revenue	\$31,356.11
GROSS PROFIT	\$31,356.11
Expenditures	
62100 Contract Services	
62130 Entertainment	100.00
62133 Skilled Care	220.05
Total 62130 Entertainment	320.05
621400 Instructors	
62142 Wellness	1,375.00
Total 621400 Instructors	1,375.00
Total 62100 Contract Services	1,695.05
65000 Operations	
65040 Supplies	164.43
65060 Website Support	176.68
Total 65000 Operations	341.11
66000 GiftsExpenses	
66040 Asbury Foundation	14,900.00
Total 66000 GiftsExpenses	14,900.00
67000 Fund Raising Expense	
67040 BV Fair Expenses	1,050.06
Total 67000 Fund Raising Expense	1,050.06
68000 Budgeted Expense	
68005 Advertizing	297.75
68010 Art Restoration	1,166.33



RESIDENTS COUNCIL OF BETHANY VILLAGE

Profit and Loss

January 1 - September 29, 2024

	TOTAL
68055 Computer Supplies	240.86
68060 Courtesy Activities	96.99
68070 Craft Supplies	213.37
68100 Historian	123.11
68110 Knitting	199.52
68120 Library Books/Supplies	2,718.88
68126 PARCR	60.00
68135 Railroad Club	298.48
68140 Residents' Council Expenses	15.19
68150 Music	
68151 Combined Chorus	672.77
68153 Men's Chorus	74.74
Total 68150 Music	747.51
68165 Venture Series	400.00
68170 Woodworking Supplies	442.23
Total 68000 Budgeted Expense	7,020.22
QuickBooks Payments Fees	75.00
Total Expenditures	\$25,081.44
NET OPERATING REVENUE	\$6,274.67
NET REVENUE	\$6,274.67