



## Residents' Council Minutes February 3, 2026 bvrescoun.org

**Council Members**\*: Fred Baldwin, Barb Bankard, Harry Boswell, Joan Bretz, Ida May Heidecker, June Kostrab, Dale Meadowcroft, Bill Middendorf (E), Ed Miller (E), Deb Mussleman, Carol Owen, Carol Pennington, Claire Powers, Bob Regan, Ray Saunders, Ann Swenson, Tony Wright (E)

**Officers**\*: President Dale Meadowcroft, Vice President Bob Regan, Treasurer Jim Smeltzer (E) Assistant Treasurer Tony Wright, Secretary Steve Foreman (E), Assistant Secretary Joan Bretz.

\*E =Excused Absence; U =Unexcused Absence

President Dale Meadowcroft noted that he has received a resignation letter from Steve Foreman.

**Visitors:** None

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

**Moment of Silence:** Dale Meadowcroft

A moment of silence was observed.

**Welcome and Opening Comments.** Dale Meadowcroft

President Meadowcroft welcomed our new executive director, Kim Valvo, and gave her the floor for her presentation

**Administrative Report:** Kim Valvo

Kim shared that this was her third week back at Bethany Village and described returning as “coming home,” noting how welcoming, kind, and helpful residents and staff had been.

Kim provided an overview of her professional background in senior living, which has been her entire career since age 15. Key points included:

- Education at Messiah University (then Messiah College) with a focus in gerontology;
- Initial role at Bethany Village in enrichment/activities, followed by many years in marketing and sales for MapleWood and The Oaks;

- Obtaining her personal care administrator license and then serving at Messiah Lifeways in administration;
- Returning to Bethany Village as MapleWood Administrator when Henry Lively was promoted to Oaks Administrator;
- Moving back to Messiah Lifeways in 2017 to serve as Executive Director, Vice President of Health Services, Vice President of Operations. and later COO, including major involvement in development of a second campus;
- Most recently, accepting the Executive Director position at Bethany Village after Brian’s promotion.

Kim emphasized her career path did not follow the linear trajectory she once expected, but she views her various calls to serve both organizations as a privilege and evidence that she was needed at key moments.

At Kim's request, each member of the council introduced themselves with some personal history of their involvement at Bethany Village.

Kim reported that there had been a COVID outbreak in The Oaks with several resident cases, all of which were resolved; residents fared better in this outbreak than during previous waves. There continue to be some COVID cases among associates, but no ongoing resident cases. Masking remains required for associates and visitors due to flu and COVID levels, guided largely by hospital data, while masking is encouraged-- but not required—for residents. She stated that data are now showing the expected seasonal decline, and leadership anticipates a change in masking requirements, possibly as early as next week.

Kim acknowledged the recent significant snowstorm, noting that although the total accumulation was less than initially forecast, it was still the most snow the campus has seen in some time. She highlighted that:

- Many associates stayed overnight to ensure ongoing services;
- The pool was closed and some events were canceled out of an abundance of caution;
- A leak on the fourth floor West Apartments (in storage) occurred during the storm; staff responded quickly despite difficulties obtaining vendor support at 1:00 a.m.

Residents praised the snow removal efforts on both East and West, campuses calling them the “best ever.” Kim reported she observed plowing activity hourly through the night, and Bethany provided soup and coffee to the snow removal crews to keep them warm. She shared that positive resident feedback was passed along to Atlantic, the snow removal contractor, who appreciated residents’ patience despite some delays.

Kim gave an update on Phase 3 construction:

- Bethany Village continues its partnership with Wagman Construction;
- A committee is being assembled to address operational decisions related to Phase 3, such as salon operations and library book moves;
- Wagman’s schedule currently shows on-time progress, but after walkthroughs, Kim and Brian are skeptical about the original timeline. They are now planning conservatively for a mid-April opening/operational “soft” start and a more formal “grand opening” targeted for May.

- Furniture, fixtures, and equipment (FFE) are scheduled to arrive March 23, at which point the spaces will start to look finished
- Kim reported a significant change related to Phase 3's previously planned bank component. PSECU, which had been expected to open a branch on campus, advised that they will not open the branch, partly because they operate only two branches statewide and cannot support a third. Kim noted that this decision, while disappointing, was not entirely surprising given broader banking trends and her prior experience at Messiah Lifeways, where PNC closed an on-campus branch and no replacement bank could be secured. Bethany leadership has asked PSECU to keep the ATM on campus, and PSECU is considering that request. Kim stressed that since there will be no physical bank, Bethany must now decide how best to use the constructed bank space and that the leading option at this moment was the relocation of the Medicine Shoppe pharmacy.

Note: A Facilities Committee member reported that some planned improvements, particularly to the East campus and East Cottages (e.g., insulation upgrades), have been moved to the second quarter. Residents have expressed concern, especially given the current colder-than-usual winter and the older construction characteristics. Kim responded that she has a half-day scheduled with Facilities leadership to review capital spending and current project schedules. She is aware of work already underway (including duct cleaning) but needs a clearer picture of timing for insulation and other improvements affecting East Cottages.

Kim reported several significant changes in Dining:

- Executive Chef John Ritt has left Bethany Village;
- Interim support is being provided by Chef Liz from Aramark, who is focused on hands-on culinary operations and was on site during the snowstorm;
- Healthcare-side Dining Manager, Laura Buckley, has submitted her resignation for a promotion to a director role at another community; her last day is February 9;
- Bistro Manager, Alex Ramos, is relocating to Florida and has resigned; Kim noted that Alex is widely appreciated and that her departure is a loss for the community.

Kim stated that she has experienced many dining transitions over her career. Her priorities are team morale and ensuring appropriate support for dining staff during this period of change. She and Colleen (Dining Director) are developing a plan to:

- Support the existing dining team;
- Address operational needs during the leadership gap;
- Coordinate with Aramark, who will present an interim operation and recruiting plan for new dining leaders[

Kim has prepared a written communication explaining these changes and has asked Colleen to review and edit it; they intend to share it with residents (including at the upcoming "Coffee") as soon as possible.

### **Minutes from January 2, 2026**

Joan Bretz

Motion to accept: Bob Regan  
Motion carried

Second: June Kostrab

**Correspondence:**

Dale Meadowcroft

Two more thank you cards have been received from Associates.

**Financial Report:**

Dale Meadowcroft

Financial reports as of January 31st, 2026, were attached to the agenda. These reports show details of income from investments and fund raising by various committees, as well as expenses. Although the figures in January indicate a loss year to date, a lot of the January expenses were rolled over from December. We have not yet generated much income, but that will change in latter months

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

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

**3. Audit** (C) – Tony Wright, Chair: No report

**4. Benevolence Fund** (C) - Kay Hess and Pat Lowery, Co-Chairs: No report

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

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

**7. Campus Outreach** (A)-Claire Powers, Chair:

January 2026

| Area             | Vacancies  |           | Completed Moves |
|------------------|------------|-----------|-----------------|
|                  | Contracted | Available |                 |
| Center Rental    | 1          | 1         | 0               |
| Court Apartments | 2          | 6         | 3               |
| West Apartments  | 3          | 2         | 2               |
| East Cottages    | 1          | 0         | 1               |
| West Cottages    | 0          | 0         | 0               |
| Estate Homes     | 0          | 0         | 0               |

**January 31, 2026 Resident Count**

|                    |            |
|--------------------|------------|
| Assisted Living    | 98         |
| Skilled Nursing    | 65         |
| Independent Living | <u>488</u> |
| <b>TOTAL</b>       | <b>651</b> |

**8. Courtesy** (A) - Kay Hess, Chair: No report

**9. Dining** (C) – Judith Sommer and Ann Swenson, Co-Chairs:

A February meeting of the Dining Committee covered a number of follow-up items, including a staffing levels update; reopening of the Collegiate Café (with samples, snacks, door prizes, etc.); installation of the new cooler financed by the Residents' Council; the need for correct usage on menus of vegetarian, vegan, brain health, and gluten-free alternations; and high menu pricing at the Bistro. Several new concerns raised included a question about adequate seating in Springfield's Dining Room; whether Sunday brunch will resume; problems with home delivery meals. Colleen is to look into all of these issues. Aramark is also developing a grab-and-go option for several types of salad and sandwiches and is working on a self-serve option similar to a vending machine that would be on both East and West campuses.

**10. Executive Committee** (SC) - Dale Meadowcroft, President, and Chair:

See Old Business and New Business,

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

- Phase 3 update: Work is on track, now waiting for furniture, fixtures, and equipment
- Capital budget projects for 2026: include projects for East cottage renovations, energy projects, garage lighting, and intelligent dining services kitchen hoods
- Preventative maintenance: new position budgeted to focus on HVAC and dryer vent cleaning, with goal if a 1–3 year cycle for dryers and a 3-5 year cycle for HVAC ductwork.
- West campus hot water - caused by mixing valves reaching end of life, will be replaced individually
- West garage: three concerns - (1) no policy for electric vehicles and bikes in the garage, (2) dirt and leaves in the garage and (3) no policy for using parking places for storage
- Lack of heating at both front desks: thermostat settings being adjusted and space heaters provided
- Cottage ductwork: need to inspect for disconnection before installing new insulation
- Additional concerns included lighting needs, need to review policy on personal items in hallways; need for West campus cleaning; need to clean parking area at door 9 on East campus where dogs relieving themselves; need to replace missing light switches and plates at Center apartments.

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

The Garden Club will have its meeting on February 19th at 10am to 12 noon in the Rife Center to prepare for the spring and summer gardening seasons. All residents, club members and associates are welcome to attend. There are plots available. The club is also considering opening an area for residents or associates who just want to plant a few plants such as tomatoes or peppers. This would require less maintenance and work compared to a 10 foot by 20 foot plot or a 20 x 20 plot. If anyone is interested in a plot, half plot or just a small area, please contact Cindy Lindsay.

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

Most of the parts of the 2025 Archival Yearbook are in hand. Now it is a matter of assembling the pieces for the final product. This should be completed within the next month. Meanwhile the 2026 Archival Yearbook is in its early stages.

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

Dale Meadowcroft noted that the IT committee is preparing a new Windows 11 computer for the public station in the library after it reopens.

**15. Landscape Committee** (C) – Deb Musselman, Chair:

Deb Musselman provided an update - Facilities cut down a large tree whose roots were growing under a kitchen floor in one of the East cottages to the extent that the floor was cracking.

**16. Library** (C) - Ellie Meadowcroft, Chair: No report.

**17. Model Railroad** (CL) – Bob Schmauk, Chair:

The BVMRRC has been relatively inactive since the dismantling of the Christmas Train display in the West main lobby. There was an opportunity for Club members to visit an area model train display. On January 5th, several Club members visited the Mechanicsburg Train Museum on 3rd Street in the Borough. The Club is planning a tour of the rather large, multi-gauge model train display located at the Masonic Village in Elizabethtown. The 'N' gauge layout in the East side breezeway has been dormant during Phase 3 construction. The Oaks 'O' scale and 'HO' scale platforms have and continue to be active throughout the winter months. The Martha's Garden train layouts will become active again this May after a long winter nap. A donation of 'S' gauge (American Flyer) model train stock has recently been received by the Club and will be inventoried for value and future usefulness.

**18. Nominations/Elections Committee** (SC) - Joan Bretz, Chair:

Consequently, the work of the Nomination and Elections Committee was concluded until the next election cycle in the fall. However, with the resignation of Secretary Steve Foreman, we will be seeking a replacement.

**19. PARCR** (C) - Lowell Starling, Chair:

The quarterly meeting of PARCR (Pa Alliance of Retirement Community Residents) was held in January at Bethany Village. The keynote presenter was Lori Dierolf, President of Open Door Training and Development, discussing “Is it Old Age or is it Dementia?” She first described the normal aging process and its impact on various senses and bodily systems (hearing, vision, taste, smell, pain sensitivity, and other sensory functions). She continued to enumerate signs of dementia as trouble following conversations, misplacing items without being able to retrieve them, changes in spatial awareness and emphasized the need for early detection of the disease. In addition, Dr. Sue Paul, Director of Asbury Communities' brain health initiative, described the

five-part brain health assessment used in the program at Bethany Village, with the program showing impressive results in improving the cognitive functioning of participants. The next meeting of PARCR is scheduled for April at an, as yet, unknown site.

**20. Program** (C) - Ann Swenson, Chair:

- February 8 Snowtubing at Ski Roundtop
- March 10 Tea at Infusions in Lancaster
- March 10 Hershey Bears hockey game
- March 13 Great Decisions lecture at Carlisle Barracks
- March 19 Little Shop of Horrors at Dutch Apple Theater in Lancaster
- March 22 Love, Loss and What I Wore at Oyster Mill Playhouse
- March 27 Great Decisions lecture at Carlisle Barracks

Check the calendar for departure times and as always, remember to make reservations for the Babes and Studs breakfasts.

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

Seventeen letters were sent to next of kin, covering November and December, inviting them to remember their loved ones.

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

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

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

George Michael continues to lead the Kinnections Brain Health program, with extremely positive feedback from residents. The next six-week cycle of the Brain Health groups will start at the end of January. We currently have 27 residents involved in our boxing program, and the 201 class opened at the beginning of the year, providing residents a chance to progress and work on more intermediate boxing skills. The Well-Being Center Team will be fully staffed again starting February 2, with the addition of a new part-time staff member, Rebecca Hockenberry. Cozy Coffee socials will continue each week through March; please check the schedule that was emailed or the Program Notes to see when your neighborhood's coffee is scheduled. The Well-Being Team has several winter activities planned in the next few months, such as snow-tubing on February 8, the Middle Creek Wildlife trip on February 24, and a Hershey Bears game on March 10.

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

During January, the shop was well-utilized by our resident woodworkers. Tasks performed in response to requests from residents included repairing two chairs, repairing a game board, repairing a lamp, gluing two statues, and applying a stain finish to several items. Members also fabricated two oven rack tools, two doorstops, and a vegetable bin. These activities generated income of \$68.00. On January 19, the shop suspended operations to begin a major refurbishment.

The woodworking machinery was temporarily removed to accommodate upgrades - including repair and painting of the ceiling, installation of a new epoxy floor, sanding, and repainting shop cabinetry, and rebuilding the main worktable. This project is being spearheaded by our lead Ken Hatcher, with contributions of time and effort from many, including Ed Ravizza, Joe Kearney, Beth Shank, Leroy Weaver, Marty Schlosser, Paul McCusker, Scott Fones, Tim Adams, and Todd Bretz from Maintenance. Despite its being well-known that the human ability to make plans is proof that God has a sense of humor, the current plan is for the woodshop to re-open on February 9.

**Old Business:**

Dale Meadowcroft

Last month a representative from the Center apartments brought up a problem in their laundry room. I am happy to report that it was immediately resolved. A lot of good feedback from the Center residents.

We need to completely update the committee list. I will send out an e-mail this afternoon to the committee chairs requesting them to provide a current list of their committee members and activities.

**New Business:**

Dale Meadowcroft

An East Cottage meeting has been scheduled for February 16th by the four East Cottage Residents' Council representatives to investigate the most effective way to communicate information to residents of the East Cottages.

Steve Foreman submitted his letter of resignation as secretary. It is very important that we find someone to replace him as soon as possible.

President Meadowcroft presented a request from Jacob Kanagy and Justin Margut that the Residents' Council provide \$3,900 in their budget for a Well-Being art class. There are already 18 participants in the current class and there is a waiting list. And this would provide an opportunity to better support campus activities. President Meadowcroft made a motion to approve this expenditure and add it to the Residents' Council budget. With no further discussion, the motion was passed unanimously..

A suggestion has been made that we might want to submit a regular article to The Scoop, perhaps on a quarterly basis, of accomplishments by the Residents' Council and let more people know about it.

**Items from around the table:**

There has been a request to disband the IT committee, which has consisted of only one or two people for the last 15 years. The response to this suggestion was negative, especially as the new computers have Widows 11 and the new Microsoft. The general consensus was that the committee stay intact and continue to support the Wednesday morning practice of resident support.

There was discussion about the need for a policy that would apply to the storage of personal items in the parking garage. Claire volunteered to draft a policy statement, since there cannot be enforcement without a written policy.

There was also discussion when Kim was in attendance about the need for online banking training for residents since it is unlikely that we will have a bank in the new Phase 3 space. Online banking is increasing, and many residents do not know how to utilize it. Kim was quite receptive to researching and arranging for some training.

An observation was made about a dining services associate receiving a burn recently while working in the kitchen but having no burn kits available. Extensive discussion then occurred regarding burn kits, AED units and their location on campus, and the possibility of obtaining devices that can extract choking material.

**Announcements:**

**Next Executive Committee Meeting: Tuesday, February 24, 1 pm.  
Corporate Conference Room**

**Next Residents' Council Meeting: Tuesday, March 3, 2026, 9:30 am.  
Corporate Conference Room**

**Adjournment** at 11:15 am

Motion to Adjourn: Bob Regan      Seconded by: Carol Pennington

Respectfully submitted,

Joan Bretz, Assistant Secretary

## Residents' Council of Bethany Village

### Statement of Financial Position

As of January 31, 2026

|  | Total                |
|--|----------------------|
| <b>ASSETS</b>                          |                      |
| <b>Current Assets</b>                  |                      |
| <b>Bank Accounts</b>                   |                      |
| 11000 Members 1st - Checking           | 22,556.52            |
| 11010 Members 1st-Money Market         | 120,763.98           |
| 11020 Members 1st-Savings              | 5.01                 |
| <b>Total Bank Accounts</b>             | <b>\$ 143,325.51</b> |
| <b>Total Current Assets</b>            | <b>\$ 143,325.51</b> |
| <b>TOTAL ASSETS</b>                    | <b>\$ 143,325.51</b> |
| <b>LIABILITIES AND EQUITY</b>          |                      |
| <b>Liabilities</b>                     |                      |
| <b>Current Liabilities</b>             |                      |
| <b>Credit Cards</b>                    |                      |
| 12050 Peoples1662 Main                 | 82.00                |
| <b>Total Credit Cards</b>              | <b>\$ 82.00</b>      |
| <b>Other Current Liabilities</b>       |                      |
| 80005 Change for Change                | 1,374.66             |
| 80010 Art Fund                         | 4,060.23             |
| 80020 BVRC RR Fund                     | 4,682.09             |
| 80030 Garden Fund                      | 3,344.71             |
| 80040 Vespers Fund                     | 1,594.37             |
| 80060 Library Fund                     | 2,216.67             |
| <b>Total Other Current Liabilities</b> | <b>\$ 17,272.73</b>  |
| <b>Total Current Liabilities</b>       | <b>\$ 17,354.73</b>  |
| <b>Total Liabilities</b>               | <b>\$ 17,354.73</b>  |
| <b>Equity</b>                          |                      |
| 33000 Unrestricted Net Assets          | 126,185.21           |
| Net Revenue                            | -214.43              |
| <b>Total Equity</b>                    | <b>\$ 125,970.78</b> |
| <b>TOTAL LIABILITIES AND EQUITY</b>    | <b>\$ 143,325.51</b> |
|  |                      |
|  |                      |
|  |                      |

# Residents' Council of Bethany Village

## Statement of Activity

January 2026

|   | Total             |
|---|-------------------|
| <b>Revenue</b>                            |                   |
| 13200 Investments - Interest              |                   |
| 13202 Money Market                        | 77.33             |
| <b>Total 13200 Investments - Interest</b> | <b>\$ 77.33</b>   |
| <b>46500 Fund Raising</b>                 |                   |
| 46570 Knitting Sales                      | 45.00             |
| <b>Total 46500 Fund Raising</b>           | <b>\$ 45.00</b>   |
| <b>Total Revenue</b>                      | <b>\$ 122.33</b>  |
| <b>Gross Profit</b>                       | <b>\$ 122.33</b>  |
| <b>Expenditures</b>                       |                   |
| <b>67000 Fund Raising Expense</b>         |                   |
| 67040 BV Fair Expenses                    | 21.15             |
| <b>Total 67000 Fund Raising Expense</b>   | <b>\$ 21.15</b>   |
| <b>68000 Budgeted Expense</b>             |                   |
| 68055 Computer Supplies                   | 34.93             |
| 68120 Library Books/Supplies              | 200.68            |
| <b>Total 68000 Budgeted Expense</b>       | <b>\$ 235.61</b>  |
| QuickBooks Payments Fees                  | 80.00             |
| <b>Total Expenditures</b>                 | <b>\$ 336.76</b>  |
| <b>Net Operating Revenue</b>              | <b>-\$ 214.43</b> |
| <b>Net Revenue</b>                        | <b>-\$ 214.43</b> |
|   |                   |
|   |                   |
|   |                   |
|   |                   |