



Residents' Council Minutes

March 3, 2026
bvrescoun.org

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

Officers*: President Dale Meadowcroft, Vice President Bob Regan, Treasurer Jim Smeltzer (E) Assistant Treasurer Tony Wright, 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: Kathy Salmon, Ed Stevenson

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 executive director, Kim Valvo, and gave her the floor for her presentation

Administrative Report: Kim Valvo

Financial Report (January)

- The community did not meet its January Operating Ratio (OR) target, missing it by 3.2% :Operating expenses were approximately \$52,000 over budget; operating revenue was \$57,000 under.
- Contract labor (primarily CNAs) exceeded budget by more than \$100,000. Nursing is fully staffed with a PRN pool; CNA vacancies require expensive agency staffing. Contract labor also needed in dining and housekeeping.

- Repairs and maintenance: \$36,000 over budget due to unexpected HVAC failures from extreme cold and kitchen equipment failures.
- Utilities and leases: \$13,000 over budget due to fuel oil requirements during temperatures below 12 degrees F.
- Oaks (skilled nursing) occupancy ran below budget for several weeks due to discharges and losses. Since late January, occupancy has returned to budget or above.
- OR clarified: for every dollar spent, the goal is to earn a dollar or more.

Resident Satisfaction Survey Action Plans

Details to be presented at the next Coffee event by Steve (facilities) and Colleen (dining).

Dining Leadership Update

- Rich, Catering Manager for Cafe, departed effective immediately the weekend prior to this meeting.
- Kim scheduled an urgent call with Aramark leadership to identify root causes of management departures.
- Colleen (Dining GM) is showing signs of burnout. Kim committed to protecting Colleen by slowing new initiatives and stabilizing core operations.
- Kim working with Aramark on a recovery plan.

Phase Three Project Update

- Task force walk-through completed; feedback largely positive. One concern: jewelry room configuration.
- Punch list walk-through: March 11th. Move back into space: beginning of April. Currently planning several opening celebrations mid-April (dates to be communicated).

Pharmacy Relocation

- Pharmacy submitted regulatory requirements for the proposed east-side space; modifications needed. Kim obtaining pricing.
- If pharmacy declines, space would be repurposed with resident input. In the interim, it could serve as a reception area.

EAGLE Accreditation

- Bethany Village is EAGLE accredited - a United Methodist quality standard for senior living, reviewed every five years.
- Survey dates: April 13-16. Surveyors will meet with Residents' Council Executive Board, Spiritual Wellness Committee, Kim, and senior leaders.

Immigration Enforcement Preparedness

- Federal policy now permits immigration enforcement to access healthcare facilities.
- Protocol: escort agents to a private room; do not provide information without legal counsel. Kim will be point of contact. This is proactive - no incidents at Asbury have occurred.

Smart Home Initiative

Bethany Village selected as pilot site. One demo apartment (Court 3220) is being set up.

- Standard Package: smart hub, network hardware, voice/tablet control, thermostat, smart stove, motion/door sensors.
- Deluxe Package: adds smartwatch, sleep monitoring, voice-controlled blinds, additional tablets, energy plugs.
- Technology can be retrofitted into existing apartments and cottages. Demo open house planned once units are ready.
- West building thermostats may present compatibility challenges - facilities team asked to evaluate

Belonging Cuouncil

- Kim invited residents to join the Connected in Belonging program. Monthly themes: January Visioion/Purpose, February - Inclusion, March - Well-Being and Growth
- Interested residents should contact Kayla Shirk (HR Generalistk Belonging Council lead), Kayla may present at a future Coffee event.

Minutes from February 3, 2026

Joan Bretz

Minutes from the February 3 meeting were distributed in advance.

Motion to accept: Deb Musselman Second: Carol Pennington
Motion carried

Correspondence:

Dale Meadowcroft

Limited correspondence: one thank you note from the associate appreciation event. The Council also received notification that Jim Smeltzer was resigning as Treasurer.

Financial Report:

Tony Wright, Acting Treasurer

- Year-to-date income (Jan-Feb): \$206.20 (jewelry sales, knitting, investment income).
- Year-to-date expenditures: \$610.27 (BV Fair; computer supplies, other items).
- Net: -\$404.07 for the period. Total account balance: approximately \$142,000. Council is financially healthy.
- Tony will serve as acting treasurer until a permanent replacement is found. Volunteers sought for Treasurer and Secretary.

Committees Reports Committee (C), Club (CL), Activity (A), Standing Committee (SC)

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

2. Audio Visual - Bob Brommer, Chair: No report

3. Audit(C) - Tony Wright, Chair:

The audit was delayed due to a delay in transferring files from former Treasurer Jim Smeltzer. A committee comprised of Chair Tony Wright, Joan Bretz, Ed Stephenson, and June Kostrob would be meeting immediately after the Residents' Council meeting, with a report to be presented at the April Council meeting.

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

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

- Spring Fair 2026 will be March 27-28 in the Rife Center only with a bake sale in the East Breezeway; Fall Fair will be October 16-17, after construction is completed
- Fair dates in 2027 are March 19-20 and October 22-23

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

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

January 2026 Area	Vacancies		Completed Moves
	Contracted	Available	
Central Rental	0	0	2
Court Apartments	2	5	3
West Apartments	3	2	2
East Cottages	3	0	0
West Cottages	0	0	0
Estate Homes	0	0	0

February 28/, 2026 Resident Count

Assisted Living	98
Skilled Nursing	67
Independent Living	<u>487</u>
TOTAL	652

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

21 Get Well Cards sent in January and February and 2 Sympathy Cards

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

No formal report given. The Council requested patience from residents during the current staffing transition. Sunday Brunch is available each Sunday from 11 am until 2 pm in the Collegiate Cafe; pricing and menu will vary

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

See old and new business

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

- Barbara Bankard will serve as committee chair; Carol Pennington will remain a member.
- Key Concerns: HVAC and dryer vent issues; communication gaps around maintenance schedules; West building flooding; and hot water emergencies
- East Cottages: significant heating cost concerns; energy bill survey underway. New HVAC-knowledgeable Facilities staff member hired
- Infrastructure study summary

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

No formal report. However, Joan Bretz noted that the Garden Club was gearing up for the planting season and would be offering small areas to residents who wanted only a small amount of produce.

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

No formal report.

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

15. Landscape Committee (C) - Maggie Pepe and Ray Pepe, Co-chairs: No report

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

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

No formal report. Members will be visiting Masonic Village train layout in March.

18. Nomination/Elections Committee (SC) - Joan Bretz, Chair: No report

19. PARCR (C) - Lowell Starling, Chair: No report

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

- April 28 Simon & Garfunkel at American Music Theater
- April 12 Best Kept Secrets (Part one)
- April 15 The Musical Oklahoma at Dutch Apple Theater
- April 16 Best Kept Secrets (Part Two)
- April 24 Great Decisions lecture at Carlisle Barracks
- April 30 Lunch at Infusions Restaurant
- April 30 Great Decisions lecture at Carlisle Barracks

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

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

Seven letters sent to next of kin. Order placement is expected by end of March.

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

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

- Volunteers needed to fill water pitchers in The Oaks (approximately 10 am, at least weekly)
- Volunteers needed to transport residents to events at The Oaks and MapleWood. Contact Trudy Luebbers for details and requirements.
- With masking requirements lifted, Caring Friends Program needs volunteers to visit residents in The Oaks and MapleWood, especially those with few family visits. Contact Trudy Luebbers or Carol Owen for details.

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

- New part-time (Tue, Wed, Fri) Well-Being Professional Becky Hockenberry started in March, so the department is fully staffed.
- Brain Health Awareness Week information distributed. Register for activities with Well-Being Center or Resident Life Office; contact Brain Health Coach George Michael with questions. More information to come.

25. Woodshop (A) - Joe Kearney, Chair:

- Major refurbishment completed in February when power tools were moved back into woodshop. The next day the shop reopened with an open house and sale attended by scores of residents as well as the new Executive Director, all being very impressed with the many improvements and new look.
- Despite closure for several weeks, members completed numerous projects for residents - repairing three lamps, a dresser, a desk drawer, a table leg, a bed frame, a swivel chair, and a dining table plus installing new hinges in a tea box and constructing two fruit feeders for sale. February income was \$290 (\$157 from open-house sales) with expenses of \$190. The bulk of revenue went toward the purchase of lumber or rebuilding the main worktable.
- Shop members acknowledge, with gratitude, the long service given by Joe Kearney /in his role as secretary for the woodshop. Joe has now handed that duty over to Paul McCusker.

Old Business:

- Committee list compilation: Joan Bretz reported that many of the committee chairs have provided updated lists of members as well as meeting times and places. She will follow up for further information. An updated list will be posted in ICON when completed.
- Garage Storage Policy - Claire Powers has submitted a draft policy to the Residents' Council. This would prohibit hazardous materials, animal-attracting items, and pressure-sensitive materials from being stored in vehicle parking spots in the West-side garage. The draft is under administration and marketing review.
- The resignation of Treasurer Jim Smeltzer has been received and formally acknowledged. An active search is underway for a permanent treasurer and secretary.
- East Cottage resident meeting on February 16: Approximately 45-50 residents attended. Key concerns included insulation, ductwork, heating costs, campus safety (especially Shiremanstown street access) and infrastructure project timelines. The meeting was positive and constructive. Detailed minutes are available, and a follow-up meeting is to be scheduled.

New Business:

Dale Meadowcroft

The PARCR Committee has asked that it be dissolved as an active Residents' Council committee. On Executive Committee recommendation, the Council voted to approve.

Announcements:

Next Executive Committee Meeting: Tuesday, March 31, 1 pm, in Corporate Conference Room

Next Residents' Council Meeting: Tuesday, April 7, 9:30 am, in Corporate Conference Room

Adjournment at 11:15 am

Motion to Adjourn: Claire Powers Seconded: Carol Pennington

Respectfully submitted,
Joan Bretz, Assistant Secretary