Minutes of Residents' Council Meeting
October 6, 2026
9:30 AM East Conference Room

bvrescoun.org

Council Members:

X	**President** Dale Meadowcroft
X	**Vice President** Bob Regan
X	**Interim Secretary** Monte Avery
X	**Assistant Secretary** Joan Bretz
X	**Treasurer** Steve Foreman

X	**Assistant Treasurer** Tony Wright
E	BALDWIN, Fred
X	BANKARD, Barb
X	BOSWELL, Harry
X	HEIDECKER, Ida Mae
E	KOSTRAB, June
X	MILLER, Edwin

X	MUSSELMAN, Deb
X	OWEN, Carol
X	PENNINGTON, Carol
X	POWERS, Claire
X	SAUNDERS, Ray
X	SCHMAUK, Bob
E	SWENSON, Ann

X Present A Absent E Excused

Visitors:

Kim Valvo, Executive Director, Donna Young (Residential Center), Susan Stiller (Court Apartments), Melissa Turner (West Apartments), Ed Miller (West Apartments) Charlie Sproule (West Cottages)

Call to Order: **Dale Meadowcroft**

Moment of Silence: **Dale Meadowcroft**

Administrative Report **Kim Valvo**

Key Points

- August finances beat the operating-ratio target, though contract labor, medical supplies, utilities, and legal fees all had a negative variance.
- Facilities leadership is in transition. The Executive Director is serving as interim director with Sodexo support; Jason Dietrich will start as Facilities Operations Manager on October 12.

- Resident Satisfaction Survey participation for Bethany Village was 72%; detailed results are not yet available.
- The Resident Handbook is being updated by a group of resident volunteers and BV leadership
- The solar project remains under review based on the follow up from feedback at the last meeting
- The Medicine Shoppe, the on-campus pharmacy, has reduced hours of operations in response to financial performance. Executive Director encouraged residents to support the pharmacy. Residents emphasized its importance.
- Bethany is making plans to sell the rental property at 224 Wesley Drive. The current tenant will be notified this month.
- Parking availability, accessible spaces, and online-banking training were raised as concerns. Executive Director to follow up.

Decisions

- Improve facilities supply ordering and address the work-order backlog.
- Clarify Facilities roles and update associate information and photos.
- Direct associates to alternate parking areas.
- Cash and gift-card contributions to associates must be processed as taxable compensation.

Action Items

- Share survey results and develop a response plan once access is available.
- Communicate Jason Dietrich's role and update the organizational chart.
- Review pharmacy hours, especially Friday coverage.
- Recontact PSCCU about e-banking training or approach another bank.
- Assess whether more accessible parking spaces are needed.

Minutes from September 1, 2026 **Dale Meadowcroft**

We did receive one change – correct spelling of Joe Harris' name – not Jo.

Motion to accept: **Joan Bretz** Seconded by: **Tony Wright**

Correspondence` **Dale Meadowcroft**

W had no correspondence.

Treasurer's Report **Steve Foreman**

Key Points

- The organization is solvent and reports roughly **$10,000 net income year to date**.
- Most income comes from **jewelry, furniture, housewares, and crafts**, plus interest from money-market accounts.
- Smaller revenue sources include **railroad activities and woodshop**.
- The final donation to Phase III of $7,000 was included at $10,000 net.

See attachments for details.

Committee Reports

1. **Art (C)** – Marcia Marsh, Chairman

   The Art Committee has been busy. We are now participating in the Thursday sales, which furniture/housewares have had for some time. We are open on the 2nd Thursday of the month, and, thus far, we have had wonderful success--over $400 after two months. We are preparing to change the paintings in the Clinic this month, getting ready for the BV Fair and have framed/redone several paintings.
   The Art Committee hung new paintings and rearranged the existing paintings in the three dining rooms of Assisted Living. The dining rooms now have a whole new look!
   Pat Koscienski's paintings will come down on October 10. We won't have any paintings on exhibit in October because of the fair. However, in November, we will have another great exhibit. Stay Tuned.

2. **Audio-Visual (C) –** Bob Brommer, Chair No Report
3. **Audit (C) –** Tony Wright, Chair No Report
4. B**enevolence Fund (C) –** Kay Hess and Pat Lowery, Co-Chairs No Report
5. **Bethany Village Fair (C) –** Kathy Salmon, Chair

   The Fall Residents' Council Fair is scheduled for October 16 noon until 4 PM and October 17, 9 AM until noon.
   Due to Nancy Toth's resignation as Jewelry Committee Chairman and no one willing to take that position, I have been filling in until the Fair is over.
   Kathy talked with Dale and informed him that this is the last Residents' Council Fair that she will chair.
   Facilities will be setting up the tables and chairs on Thursday morning, October 16 until noon. The various areas will begin their set up starting at 12:30 PM.
6. **Bylaws Committee** – Bob Regan, Chair No Report

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

   Campus Outreach Report September 2026

Residential Units

	Vacancies		Completed Moves
Area	Contracted	Available	
Center Rental	0	1	0
Court Apartments	3	1	4

West Apartments	6	1	1
East Cottages	2	0	2
West Cottages	0	0	0
Estate Homes	0	0	0

Source – BV Marketing

Resident Count	CLB Sept 30 2026
Assisted Living	98
Skilled Nursing	65
Independent Living	483
TOTAL	646

8. **Courtesy (A) –** Kay Hess, Chair
   14 Get Well Cards
   0 Sympathy Cards

9. **Dining Services (C) –** Judith Sommer and Ann Swenson, Co-Chairs
   No Report

10. **Executive Committee –** Dale Meadowcroft, Chair No Report

11. **Facilities (C)**, Barb Bankard, Chair

Key Points

- Facilities are addressing lighting, duct cleaning, radon mitigation, fencing, gutters, landscaping, HVAC maintenance, accessibility, and several repair issues.
- Major projects—East Cottage infrastructure, pond refurbishment, and preventive maintenance—remain under development.
- Communication with residents and the front desk needs improvement, especially for HVAC problems, work orders, and project schedules.
- New business concerns included emergency pendants, storage rooms, chapel refurbishment, garage doors, staffing, shuttle hours, and the Resident Handbook.

Decisions

- November's meeting is canceled; December's meeting is moved to **December 17**.
- Parking remains primarily an administrative matter.
- Chapel planning will be led by the Spiritual Life Committee with Facilities support.

Action Items

- Facilities will follow up with vendors, publish schedules, inspect reported problems, improve preventive maintenance, and clarify work-order procedures.

- Resident groups will develop proposals for pond improvements and handbook content.
- Administration will consider associate identification and extending shuttle hours to align with dining service.

12. Garden Club (CL) – Cindy Lindsay, Chair

The Garden Club tables on both East and West will remain open for a few more weeks as our gardeners are still harvesting crops due to this extended nice weather and still have items to donate to the tables.
The Garden Club met on Friday, October 2nd for the fall meeting. General business was covered as well as some new ideas discussed. It was noted that there will be a large water repair that needs to be completed by our Bethany Maintenance but was being delayed per Steve Walck until gardening season was over as it will entail digging up plots. Since Bethany has hired an outside contractor for groundhog control, damage has greatly been reduced. The trial area of smaller 4 by 4-foot plots was a success this season and will be offered again next spring. The deer fence is approximately 40% completed and the garden club crew hope to have it completed by the end of the month. The cost, per Richard Lewis, should be around $3,000 or slightly more. Final cost figures are not yet available. Under new business- various ideas to improve weed control were discussed. Other possible changes and improvements were discussed and will be reviewed in January. Marilyn Keener shared a new idea she and Dale Meadowcroft are considering helping residents share information about the various gardens and ecology clubs. The club will meet again in January or February. Date to be determined We are always happy to welcome new members any time of the year.

13. History Committee (C) – Joan Bretz, Chair No Report

14. IT (A) – Maria Laterra, Chair No Report

15. Landscape (C) – Maggie Pepe, Chair Deb Musselman Reporting

- The landscaping committee is waiting for the first hard frost before completing fall cleanup and planting spring bulbs.
- Residents raised concerns about overgrown shrubs blocking apartment and cottage windows.
- Landscaping and Facilities responsibilities overlap, and recent staffing changes have left ownership unclear.
- Other unresolved issues include poor contractor attention and erosion near East Court that is washing soil toward a storm drain.
- **Next steps:** prioritize urgent landscaping problems, clarify responsibility, coordinate with contractors, and hold joint committee meetings.

16. Library (C) – Ellie Meadowcroft, Chair

In September, the library added 5 new books, 3 Large print and 2 regular print. We participated in the Rock-a-thon, raising over $500 with our sub and sandwich sales.

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

The Club is currently in the process of obtaining prices for the proposed renovation work in the new train room (former beauty salon room). Once the renovative work is completed, the Club will then be in a position to begin assembling the extensive new HO scale train layout that had previously been donated by a recent BV resident. The Club intends to provide progress photos of the room renovation and the assembling of the layout for public display.

The two N scale trains in the Breezeway continue to run with no difficulties.

The Garden Train has been running well for most of the spring and summer, with the exception of some interruptions due to the excessive heat and rainy weather. The last Garden Train run was Wednesday, September 30th. The buildings and accessory items will be moved to storage for the winter. Start-up of the Garden Train will be scheduled for mid-May of next year.

The HO scale layout in The Oaks lobby is running well with no problems.

The Club will be assembling the popular Christmas Train layout in the West main lobby. The train will run from late November through early January.

Club members recently gave a tour of the Club's train layouts to two Asbury Foundation members while they were here at Bethany for a board meeting

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

Nomination forms were distributed to all five living areas in early September. The results were rather disappointing, with few nominations submitted. At present, there is no confirmed (though one potential) nominee from the Center Apartments. Both West Apartments and Court Apartments received the bare minimum number - three from West (three needed) and two from Court Apartments (two needed). The Executive Committee determined that if only the required number of nominations were submitted, a formal ballot is not needed, rather the candidates are considered elected unanimously. A letter will be distributed to each of those living areas outlining these results. There is one additional candidate for both East Cottages and West Cottages/Estate Homes so ballots will be distributed to those areas this week; two needed from East Cottages and one needed from West Cottages/Estate Homes. The October Scoop includes an article encouraging residents to vote as well as an article encouraging residents to consider serving on the Residents' Council.

Key Points

- Nomination participation was low, though the nominees themselves were considered strong.
- Uncontested nominees for the West Apartments and Court were deemed elected; ballots went to the two cottage areas.
- New representatives include Melissa Turner, Ed Miller, Sue Stiller, and Steve Foreman.
- November nominations will cover **President, Vice President (one year), Assistant Secretary, Treasurer, and one at-large Executive Committee seat**; elections are planned for December.
- Officers may serve two two-year terms. The Executive Committee includes all officers, with at-large representatives providing voting coverage when the Secretary or Treasurer is not an elected representative.

Decisions

- Uncontested races will be treated as unanimous elections.
- Invite new representatives to attend the remaining meetings this year.

19. **PARCR Committee (C)** – Lowell Starling, Chair

October 14, 2026 – Quarterly Meeting: Londonderry Village, Palmyra; Presentation by **Susan Saxinger**, Executive Director of Pennsylvania Assisted Living Association "Susan will speak about her work and her role on the Pennsylvania Long Term Care Council."
December 14, 2026 - Board Meeting: Bethany Village, Corporate Conference Room
January 13, 2027 - Quarterly Meeting: Bethany Village, Rife Center Presentation by **Terrence Carolan, MSPT, MBA**, Managing Director, Medical Rehabilitation and Aging Service "CARF - an independent, nonprofit, international accreditation and standards setting organization founded in 1966 and its work with CCRCs."

20 . Program (C) – Ann Swenson, Chair No Report

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

The fall bricks have been ordered with expected installation during October. Letters will be sent to donor's acknowledging the location of their bricks. We sent out invitations to three next of kin in October.

22. Spiritual Life Enrichment (C) - Nessie Kind, Chair No Report

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

There are many opportunities to volunteer in The Oaks. Trudy Luebbers posts these events each month so that you can contact her if you are able to help. You also get to enjoy the entertainment!
I am always looking for more residents to be a Caring Friend since the need continues to grow. Please call me (717-591-8791) or Trudy to volunteer.

24. Wellness (C) – Ed Stevenson, Chair

Active Aging week is next week October 5-9 the theme this year is Choose Your Own Adventure. There are trips scheduled for every day.
The pool is still closed due to cold temperatures. We are waiting on parts to fix the heat issue.

25. Wood **Shop (A) –** Paul McCusker, Chair

Members were kept busy both responding to repair requests and manufacturing items for sale. Per the treasurer's report the shop had receipts of $208.00 from donations for repairs and from sales. Expenses for the month totaled $354.86 for improvements to the lighting and dust collection systems, as well as for saw blades and finishing supplies.

The Woodshop team conducted two raffles to support this year's Rock-a-thon for Alzheimer's. The raffles raised $144.00 (which is more than other years when we simply hosted sales of our crafts). Winners were:

Kris Way (the curly maple Woven Cross crafted by Ken Hatcher)
Jeanne Zody (the bottle of wine and 2 wine glasses with the decorative caddy of purple heart and maple crafted by Beth Shank).

Old Business: Dale Meadowcroft

Associate Appreciation Drive

Key Points

- The Associate Appreciation Drive ends in November.
- Fundraising improved significantly: the gap versus last year narrowed from $20,000 to $2,000.
- $62,000 has been raised for the annual fund; last year's total was $120,000.
- Residents were encouraged to contribute and recognize our incredible associates

Secretary Position

- Sincere thanks to Monte Avery for acting as secretary on a temporary basis.
- We still need a permanent secretary.

Toiletries/Household Products for New Hope Ministries

- The toiletries and household-products drive are going well, with **278 pounds collected so far** for **New Hope Ministries**. Donations continue through the end of the month.
- Boxes filled quickly, so items are being delivered as needed because storage is limited.
- A separate holiday drive is planned for **December 1–17**, collecting **canned food, peanut butter, and monetary donations**.
- Checks should be payable to the **Residents' Council**, which will issue one combined donation.
- Collection locations and complete instructions will be announced before the drive.

New Business: **Dale Meadowcroft**

- Potential Executive Committee officer slate
- The Medicine Shoppe Pharmacy
- Resident Handbook Committee
- Improve Residents' survey participation

RECAP: The group discussed continued support for The Medicine Shoppe and progress on consolidating multiple resident-handbook versions into one. A future team or committee may maintain policies and updates, though its structure remains undecided. The resident survey had 72% overall but the least responsive area was Independent Living.

Other Dale Meadowcroft

Items from around the table, an opportunity to share thoughts and constructive feedback

Key Points

- The upcoming Community Fair includes a bake sale near the Rife Center kitchen.
- Residents are encouraged to bake; donations should not be prepackaged because organizers will package items by size and weight.
- Residents raised security concerns about Door 9 being left unlocked for contractor access.

Announcements:

Next Executive Committee Meeting: Tuesday, October 27, 2026, 1 p.m.

Next Residents' Council Meeting: Tuesday, November 3, 2026, 9:30 a.m.

Adjournment:

Motion: Bob Regan Seconded by: Tony Wright

Respectfully submitted,
Monte Avery, Interim Secretary

Residents' Council of Bethany Village

Statement of Financial Position

As of September 30, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
11000 Members 1st - Checking	37,729.42
11010 Members 1st-Money Market	71,286.00
11020 Members 1st-Savings	5.01
Total Bank Accounts	**$109,020.43**
Other Current Assets	
13000 Investments National Financial	
13001 Principal Cost Basis	50,072.69
13002 Unrealized gains/losses	988.69
Total 13000 Investments National Financial	**51,061.38**
Total Other Current Assets	**$51,061.38**
Total Current Assets	**$160,081.81**
TOTAL ASSETS	**$160,081.81**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
12050 Peoples1662 Main	182.35
Total Credit Cards	**$182.35**
Other Current Liabilities	
80010 Art Fund	2,377.35
80020 BVRC RR Fund	4,907.09
80030 Garden Fund	3,140.78
80040 Vespers Fund	7,297.03
80050 Woodshop Fund	1,035.74
80060 Library Fund	2,529.49
Total Other Current Liabilities	**$21,287.48**
Total Current Liabilities	**$21,469.83**
Total Liabilities	**$21,469.83**
Equity	
30000 Opening Balance Equity	768.79
33000 Unrestricted Net Assets	126,209.82
Net Revenue	11,633.37
Total Equity	**$138,611.98**
TOTAL LIABILITIES AND EQUITY	**$160,081.81**

Residents' Council of Bethany Village

Statement of Activity

January - September, 2026

	TOTAL
Revenue	
13200 Investments - Interest	2.34
13202 Money Market	434.51
Total 13200 Investments - Interest	**436.85**
13300 Investments - Dividends	
13301 National Financial	43.05
Total 13300 Investments - Dividends	**43.05**
42000 Investment Income	2.44
46500 Fund Raising	
46505 Art Sales	-50.00
46510 Jewelry	2,999.85
46520 Furniture	12,506.50
46530 Housewares	6,621.31
46540 Baked Goods	1,440.25
46550 Craft Sales	2,245.35
46570 Knitting Sales	1,085.00
46580 Woodworking Sales	521.85
Total 46500 Fund Raising	**27,370.11**
47000 Programs Income	
47110 Residents' Council Donations	50.00
Total 47000 Programs Income	**50.00**
Unapplied Cash Payment Revenue	27.50
Uncategorized Income	2,143.55
Total Revenue	**$30,073.50**
GROSS PROFIT	**$30,073.50**
Expenditures	
60900 Business Expenses	0.00
62100 Contract Services	
62130 Entertainment	
62132 Independent Living	350.00
Total 62130 Entertainment	**350.00**
621400 Instructors	
62142 Wellness	1,595.00
Total 621400 Instructors	**1,595.00**
Total 62100 Contract Services	**1,945.00**
65000 Operations	
65040 Supplies	74.10
65050 Bank Service Charges	34.97

Residents' Council of Bethany Village

Statement of Activity

January - September, 2026

	TOTAL
65060 Website Support	147.77
Total 65000 Operations	**256.84**
66000 GiftsExpenses	
66010 Bethany Village	129.00
66040 Asbury Foundation	7,000.00
Total 66000 GiftsExpenses	**7,129.00**
67000 Fund Raising Expense	
67040 BV Fair Expenses	1,123.06
Total 67000 Fund Raising Expense	**1,123.06**
68000 Budgeted Expense	
68005 Advertizing	287.45
68010 Art Restoration	663.39
68055 Computer Supplies	1,116.78
68060 Courtesy Activities	90.91
68070 Craft Supplies	328.04
68100 Historian	161.28
68110 Knitting	538.91
68120 Library Books/Supplies	2,123.10
68126 PARCR	90.00
68135 Railroad Club	443.33
68150 Music	73.49
68151 Combined Chorus	481.88
68153 Men's Chorus	235.50
Total 68150 Music	**790.87**
68170 Woodworking Supplies	988.20
Total 68000 Budgeted Expense	**7,622.26**
Purchases	503.87
QuickBooks Payments Fees	80.00
Total Expenditures	**$18,660.03**
NET OPERATING REVENUE	**$11,413.47**
Other Revenue	
13400 Investments -Unealized Gains/Losses	
13401 National Financial	219.90
Total 13400 Investments -Unealized Gains/Losses	**219.90**
Total Other Revenue	**$219.90**
NET OTHER REVENUE	**$219.90**
NET REVENUE	**$11,633.37**



FOCUS ON THE LIBRARY
New in September 2026

BOOKS RECENTLY ADDED – SEPTEMBER 2026

REGULAR PRINT FICTION:
Becoming Bea by Leslie Gould

LARGE PRINT FICTION:
Meet Me in Paris by Kristin Harmel
When the Cranes Fly South by Lisa Ridzen
Judge Stone by Viola Davis and James Patterson

REGULAR PRINT MYSTERY:
Only One Left by Riley Sager