



CHESTNUT HILL COMMUNITY ASSOCIATION

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CHCA BOARD OF DIRECTORS MEETING

Thursday, July 27, 2023, at 7:00pm

In Person at SCHA, 500 W. Willow Grove Ave. – Haber Room

In person: Lindsey Toconita, Janel Baselice, David Caulk, Jeff Duncan, Cathy Brozowski, Tony Banks, Matt Rudd, Lynn Schroeder, Jason Pierce, Laura Lucas, Henry Trapnell, Tommy Bergstrom, Alex Hemphill-Burns, Larry McEwen, Kathi Clayton, Greg Lattanzi, Beth Wright, Ross Piling

On zoom: Richard Bartholomew, Jennifer McHugh, Camille Peluso

Guests: David & Valerie Maher, Anne McNiff – Executive Director

1. President's Welcome/approval of minutes – May minutes, Laura Lucas made a motion to approve minutes, Beth Wright seconded. Vote to approve – unanimous. June minutes, Jeff Duncan made a motion to approve, Tony seconded it, Vote to approve – unanimous.

Kathi Clayton made remarks to the board regarding her tenure as board president, thanking the CHCA staff and board members. See attached for complete remarks.

2. Physical Division - 400 E. Evergreen Ave. RSD-1 – New structure: Greenhouse. Variance request for an accessory structure for a residential use shall not exceed 130 sq. ft. DRC recommends the following to the CHCA Board: To Support this variance request with three conditions:

1. Storm water runoff incurred by this structure will be infiltrated within 400 E. Evergreen.
2. Lighting shall be designed so there is no light spillage beyond the boundaries of 400 E. Evergreen, and to observe the dark sky lighting initiative.
3. That the agreement with the neighbor at 410 E. Evergreen will be honored.

Larry McEwen made the motion. The motion passed unanimously, 22 ayes. Kathi Clayton thanked the Mahers for their participation in the process and for attending the meeting.

3. Conflict of Interest & Code of Conduct – Anne McNiff

Anne reviewed the instructions regarding filling out disclosure form. Hard copies were distributed and board members asked to submit the disclosure form asap.

4. Executive Directors Report – Anne McNiff

a. Director Electronic Record - Anne reported that a directors folder had been created in the CHCA dropbox. Directors will receive an invite to access for folder. It will contain documents that for board meetings, contact information, etc.

b. Movie Nites – Anne asked for volunteers to help with Movie Nites.

5. Fall Frolic Diamond Anniversary Celebration – Kathi Clayton

Sponsors are still needed. Anne will circulate the sponsorship form. Reminder to board that the event will be October 5th, 6:30pm – 9:30pm. The event will not be a sit down dinner but will have more opportunities for networking with heavy hors de ourves and station. Cathy

Brzozowski announced that Temple Chestnut Hill Hospital has agreed to sponsor the event at the Diamond level.

6. Nominating Committee – announcement of nominees for officers and executive committee members – Beth Wright/Kathi Clayton

Beth Wright reviewed the following recommendation's from the 2023 Nominating Committee:

Board Officers

The Nominating Committee recommends the following Board members for the following officer positions and terms, as stipulated by the Bylaws. All terms would commence on July 27, 2023 following the election.

President: Laura Lucas, for a 2-year term

Vice President, Operations: Jeff Duncan, for a 1-year term

Vice President, Physical Division: Matt Rutt, for a 1-year term

Vice President, Social: David Caulk, for a 1-year term

Secretary, Gregory Lattanzi, for a 1-year term

The Committee also recommends that Jason Pierce, non-Board member, be re-elected Treasurer for an additional one-year term.

Executive Committee

The Nominating Committee recommends the following three Board members for one-year terms as At-Large Members of the Executive Committee:

Catherine Brzozowski (Appointed At-Large Director), renewal

Jennifer McHugh

Richard Tuttle

Kathi Clayton made a motion to approve the nominations by acclimation. Motion was seconded and approved unanimously.

Laura Lucas thanked Kathi Clayton for her service as president and made brief remarks about her priorities going forward.

Board Meeting Adjourned at 8:10pm

This is the last CHCA board meeting over which I will preside as president. Later this evening I will be turning over the gavel. I'd like to share a few remarks regarding the past 3 years.

When I was elected President in 2020 we were challenged like many non-profit organizations as we were in the midst of the pandemic. All interactions with other people had to occur at a distance. We adapted and staged different programs via zoom. Later that year, the board, at my suggestion, made some decisions as to the makeup of the CHCA Institutional Partners which resulted in unintended consequences that were difficult for the Association and me personally. Navigating those waters was not easy.

While I have had a number of leadership positions in the business and nonprofit world, these situations were different from any I had previously encountered in a leadership position. Fortunately, the CHCA and I had a wise support system.

That said, it has been an interesting, exciting and fulfilling 3 years. I have learned a great deal about our wonderful community and the challenges and opportunities it faces.

While many of Chestnut Hill's residents and stakeholders thoroughly appreciate and enjoy Chestnut Hill and its environs getting people actively involved in the CHCA's broad mission "maintaining and fostering a quality of life beneficial to the community at large" is the Association's biggest challenge. Together we have made significant inroads in this area even during the pandemic and definitely since then. But it is a work in progress, and we must continue to reach out and engage people like yourselves and encourage them to join committees and ultimately the board. I understand this will be our new president's priority.

Upon reflection on our successes together these past few years, I believe the Association is in a good place to take the next steps necessary for future growth and viability. We have done much of the work tackling **technical changes**-updating the bylaws, instituting a conflict-of-interest policy, a code of conduct, updating the committee charters and have begun revising some traditional programs and events and developing new ones.

The CHCA emerged from the pandemic with fewer financial resources than prior to the shutdown but we are now once again on good financial footing. Thanks to a number of factors-Anne McNiff's diligence in securing PPP loans, a bequest and our fund-raising efforts in the past 18 months. We also raised close to \$60,000 for The Local, a Chestnut Hill Treasure in this year's Annual Appeal (Of course we can always do better-and I am sure we will.)

We were able to bring back some of our well-loved traditional events and launch new ones- including the Fall Frolic, West Highland Station Garden Party and our June Pride Event. I am also pleased to say much of the planning for our signature Holiday House

Tour which will take place in December again is underway.

As for membership, the CHCA had 914 household memberships paid for in fiscal year 2020. We had 1220 household memberships paid at the end of fiscal year June 2023. And a few more folks joined last evening at the Pastorius Park concert.

As a board we have just begun the more challenging **adaptive change process**-this is the hard work which requires us to refine aspects of the community association's identity-who are we in our 75th year? And what should the CHCA be at the 100 Year Anniversary? This often difficult work will challenge current our attitudes and practices.

It is work that cannot be accomplished by a named leader, or a committee, it requires participation of everyone to be meaningful. It may be messy at times, but I am confident this board is up to the challenges ahead.

In closing, thank you for the opportunity to serve as your president. I sincerely thank our Executive Director, Anne McNiff for all her hard work on behalf of the CHCA and the community at large. Our Marketing and Communications Director, Heather Gray has raised the CHCA's public profile in a very positive way. Will Standish, our "newish" Membership Administrator will help make those household membership numbers much higher. I also want to thank Celeste Hardester, our development review coordinator and Jordan Demetris, our shared bookkeeper, for their expertise and knowledge that the CHCA greatly depends upon.

Thanks to all you board members for your service. Some of you have gone above and beyond in your volunteer work. In particular the Executive Committee and the other Association Committee Chairs. We say farewell for now to Alex Burns, Lucie Daigle and Cynthia Fillmore. Thank you, we will miss you but plan to see you often.

We welcome our new board members: Sarah Hale an appointed director from Chestnut Hill College, our newest Institutional Partner. Sarah is the College's Manager of Annual Giving. Chestnut Hill College joins JS Jenks School, the Conservancy, the Business Improvement District, Springside Chestnut Hill and Woodmere Art Museum 's Appointed Directors on our board.

Tommy Bergstrom, elected as a Director At Large, Tommy has an MS in Non-profit leadership from U of P and is currently at The Penn Fund.

Henry Trapnell, elected as a Director at Large, has experience in both technology and finance working for Goggle and JP Morgan.

Richard Tuttle, elected as a Director at Large, is an attorney who has become a successful author. Richard is married to Lucie Daigle-one of our "retiring" board members who has generously loaned her talents including her lovely voice to the CHCA.

It is wonderful to have such new talent-particularly the development and fund-raising expertise. I will remain on the CHCA Board of Directors this fiscal year and am looking

forward to making the Fall Frolic an even bigger success in celebration of our 75th Anniversary Diamond Celebration. So, in closing please “for the good of the organization” promote the heck out of the Fall Frolic. It will be FABULOUS!