

**CHCA BOARD OF DIRECTORS**  
**Thursday, June 23, 2022, at 6:00 p.m.**  
**Via Zoom & in Person at the Chestnut Hill Presbyterian Church**

**Attendance:** Cathy Brzozowski, Larry McEwen, Kathi Clayton, Lindsey Toconita, Lucie Daigle, via zoom: Karl Martin, Janel Baselice, George Deming, Greg Lattanzi, Alex Burns, Tony Banks, Guests: (in person and via zoom) Amanda De bruc, Gioia Marchiano (staff) David Caulk, Christina Reichert, Arthur De bruc, Kweli Washington, Anne McNiff (staff), Ron Pete, John Landis, Janet Potter, Celeste Hardester

**1. President's Welcome.** May Minutes approved.

**2. Physical Division**

89 Bethlehem Pike. Variance for a detached structure - Outdoor walk-in freezer for use by a café. Amanda, Café and Bakery owner, in attendance at meeting. A high quality and high-profile operation with indoor and outdoor seating. Concern for walk in freezer and noise. Preference for Café to locate compressor of freezer on roof top. Owners will make best effort. DRC motion passed 5 to 0. Larry McEwen makes the motion to approve variance request. Karl Martin seconds. 12 yes. 1 abstention.

**3. Financial Report – Karl Martin**

Financial update. 261,00 in income. 252,000 in expenses. Fiscal year will end flat.

Appointment of Treasurer – Jason Pierce is a past CHCA board member and upstanding member of the community. Karl Martin makes motion to vote on appointment. Susan Bray seconds the motion. Vote: 12 yes. 1 abstain.

Karl Martin has offered to be a volunteer consultant during the transition of Treasurer. The CHCA board gives special thanks to Karl for all of his work as Treasurer and on the CHCA Board.

**4. Member comments/questions.** No comments.

Board meeting concluded.

**ANNUAL MEMBERSHIP MEETING**  
**6:45PM**

**Attending:** Cathy Brzozowski, Larry McEwen, Kathi Clayton, Lindsey Toconita, Lucie Daigle, Gioia Marchiano (staff) David Caulk, Christina Reichert, Kweli Washington, Anne McNiff (staff), Ron Pete, John Landis, Janet Potter, Douglas Martenson, Camille Peluso, Tarik Khan, Bob Warner, Jean Hemphill, Tim Breslin, Beth Wright, Elizabeth Gallagher, Polly Kimberly, Brian

Rudnick, Keith Kunz, Darren Damone, Devon Beverly, Lisa Wallenstein, George Deming, Jennifer McHugh, Betsy Masters, John Landis, Karl Martin, Gregory Lattanzi, Janel Baselice, Alex Burns, Cathy Rooney, Tony Banks, Janet Potter, Cynthia Fillmore, Kate O'Neill, George Henderson, Hillary O'Carroll

**Below is a brief Summary Report – the Annual Report will be submitted and published for the Membership in July.**

### **1. Report from the CHCA – Kathi Clayton**

Many of CHCA's goals for the year have been completed successfully. Review of bylaws, new conflict of interest policy, renewed efforts to ensure community inclusive board and community leadership.

Enlisted support of community leaders with government and ethics expertise. The Governance committee spent hundreds of hours reviewing and amending by laws, and establishing a new conflict of interest policy, a new Code of Conduct policy and a new charter for governance committee.

Voting continues through close of annual meeting for approval of new bylaws. Public thanks to all who undertook responsibility, all as volunteers. Special thanks to RC committees, for all of the development.

Continued collaboration between neighbors and LUPZ, with professional community members to address ongoing concerns with development at 10 Bethlehem Pike.

Pastorious Park concerts are back. And the CHCA fundraiser the "Fall Frolic" will take place at the Philadelphia Cricket Club on Thursday, September 15.

### **2. Report from the Chestnut Hill Local – Ellen Badger**

Chestnut Hill Local - Owned by the CHCA. CH Local Board oversees the operations. A very exciting time for the paper. Expert leadership: John Derr as publisher. Carla Robinson as new editor. Fabulous new reporter. Kristin Holmes promoted to assistant editors. Newspaper readership increasing – but remains down 6% from pre-pandemic. Ad revenue up 15% from last year – but remains down 20% from pre-pandemic.

Need readership to continue to grow. Need more diverse set of revenue streams. More philanthropic support of paper is necessary in order to sustain itself in this post-pandemic environment.

### **3. Report from the Chestnut Hill Community Fund – Susan Bray**

The CH Community Fund made 6 community grants this last year, with the approval of the CHCA Board of Directors

With the assistance of volunteer attorneys, the Fund Board proposed to the CHCA Board that the Fund transition to a supporting organization. The CHCA Board approved this plan. More information will be forthcoming.