

CHCA BOARD OF DIRECTORS MEETING MINUTES

Thursday, March 24, 2022, at 6:00 p.m.

Via Zoom

Present: Camille Peluso, Anne Standish, George Deming, Laura Lucas, Kathi Clayton, Karl Martin, Tony Banks, Richard Bartholomew, Lucie Daigle, Cathy Brzozowski, Susan Bray, Tim Breslin, Ross Pilling, Lindsey Toconita, Jennifer McHugh, Jeff Duncan, Lawrence McEwen, Janel Baselice, Beth Wright, Cynthia Fillmore, Gregory Lattanzi, Alexander Hemphill-Burns

Absent: Lynn Schroeder, Jason Bissonette, Anne Standish

Guests: Anne McNiff, Executive Director, Karen Pilling, William O'Brien

1. President's Welcome - Roll Call, Approval of February 24th minutes, Approval of Agenda

2. Chestnut Hill Community Fund Update – Karl Martin

The Fund was created in 1971 – 501c3 to handle charitable functions of the CHCA. Every 501c3 is categorized. CHCA and Fund are now both 501c3. The trustees of the fund, and Don Cramer (legal counsel), decided to make fund a type 1 supporting organization. Type 1 – a parent child, or parent subsidiary relationship. (Type 2 is sibling. Type 3 is independent to be defined and maintained.) 1 much easier to maintain from an organizational and tax perspective. Request for CHCA board to continue to be updated re: fund progress and evolution.

Kathi Clayton advised that the fiscal year end of the Fund is March 31. The audit is completed for previous year. Fund trustees have great discretion, CHCA elects the fund trustees. If the CHCA does not advise on the funds, 4942 of the IRS code, the trustees have the authority to make such distributions. \$35,000 available in funds to distribute. \$20,000 to go to the CHCA for administration and programing. Other \$15,000 will go to non-profits in the Chestnut Hill Community. Motion to ask the \$35,000 be granted to the CHCA, with the \$15,000 earmarked, with grant applications coming to the board in April. \$10,000 for administration and \$10,000 programing, largely for the Pastorious Park Concerts. Will have to make up for shortfalls in contributions to the Pastorious Park Concerts. For the last two years no major fundraisers.

The Fund is a public foundation, which would be expected to raise money from the public and the designation requires the fund to make grants, or deemed to become a private foundation which would have legal and tax obligations.

Anne McNiff is serving as the secretary for the fund board. The board identified several organizations to approach in an RFP situation, providing an application to each. Going forward the fund is working on an open application progress with a grant period. The identified groups are: Friends of the Chestnut Hill Library, Jenks School Library, Watertown Recreation Center (for one of two projects).

Tony Banks makes a motion to approve Chestnut Hill Community Fund to make \$35,000 grant to CHCA under prementioned conditions. Laura Lucas - Seconds motion.

Votes: 20 YES. 1 ABSTAIN.

3. Governance Committee – Laura Lucas (10 minutes)

Still on track to have updated bylaws by April. To be presented to Executive Committee first, and then the entire board for approval at April meetings. Will also be sharing the new Governance Committee charter. One more meeting to review pieces. Code of conduct and enforcement procedures have been the bulk of activity. April 11 next meeting. Still capitalizing on expert advisers.

4. Social Division – Lynn Schroeder absent. Covered by Anne McNiff.

Gearing up for summer events. Need committee members for Pastorious Park Concerts (board membership not required.) In first months committee picks and confirms musicians and musical groups. Assisting in finding sponsors. In mid June – end of July, a need to be available on Wednesday nights.

August – Movies Under the Stars.

Save the date: September 15. CHCA Fundraiser Gala. At Cricket Club. Fundraising Gala Committee will be established soon.

New committees starting in April and May.

5. Physical Division – Presented by Larry McEwen.

- 14 LAUGHLIN LN: variance for one-story addition in 15' setback, where 30' is required. This project has been reviewed and supported by DRC, with the condition that the addition be moved to align with the existing 2nd floor dormer. The applicant has provided updated documentation that satisfies this provision. William O'Brien attends the meeting as a representative of the project. The historic district advisory committee also voted to support this. Community members/neighbors support the project (in letters and attendance at the LUPZ meeting.)

Laura Lucas made a motion to approve the recommendation from DRC to approve the variance. Lucy second.

21 yes. 1 abstention.

- 8410 Prospect Ave; CHCA supported the applicant's variance to subdivide as proposed, construct new house/garage: At the March 9 ZBA Hearing, ZBA heard testimony from applicant and opponent attorneys and their witnesses, and took the issue into Executive Session. At their March 23 Hearing, ZBA voted without further discussion or testimony to deny the variance supported by CHCA. Please withhold any discussion until the conclusion of this meeting or a future date.
- 8330 Millman St; variance for an Accessory Dwelling Unit: After supporting the project at its March meeting, the LUZPC became aware of a miscommunication regarding neighbor support; that neighbor addressed concerns with the project at the March DRC Meeting, and a small group was appointed to meet with applicant and neighbor to attempt to revolve these concerns (that meeting is happening as this meeting is taking place). If resolved, the issue will be before the Board as early as next month. NO ACTION
- Woodmere Art Museum; St Michael's Hall renovation; variance(s) will be required: The DRC began its March meeting at 6:30PM to allow a brief and preliminary presentation of the scope of

work being proposed; a neighborhood virtual meeting was also held on March 21. DRC gave some preliminary responses. Expect the project to begin the formal review process at the DRC Meeting on April 19. NO ACTION. Thanks to the several board members who attended the meeting. All board members invited to committee meetings. LUPZ first Thursday of every month. DRC third Tuesday of every month. Process starts at DRC.

- Election of LUPZC members Greg Lattanzi, Rob Fleming, Jan Albaum, Craig Schelter

New LUPZ candidates. Urban design, landscape architecture, zoning planning. Three-year term as a member of committee. Bios submitted to the board. This group was unanimously nominated by the LUPZC for election by the CHCA Board of Directors, and the LUPZC looks forward to the Board's vote to confirm each to serve a 3-year term as a member of the Committee. Larry made the motion to approve the election of these members.

Laura Lucas seconded the motion.

Jan Albaum – 22 yes. 2 abstentions.

Rob Fleming - 22 yes.

Greg Lattanzi - 21 yes. 1 abstention.

Craig Schetler - 21 yes. 1 no.

6. Community Partner Updates

Anne Standish – Woodmere – Video of presentation for St. Michael's plans are available on website. April 9 – Warren and Jane Roar – the Power of Poetry and Art together. Artists lived off of McCallum Street bridge.

Jennifer McHugh – SCH - Campus is open. Hosted first robotics league. Back to pre-pandemic numbers. 32 teams competed. SCH came in second. Singing the national anthem at Phillies opening weekend on April 9th. Conservancy event at SCH.

Cathy Brzozowski – Chestnut Hill Hospital – Anticipating new partner. New surgical robot at the hospital. Increase in compensation for nursing staff. Wages are very competitive. Nine new nurses hired.

Richard Bartholomew – Conservancy meets on Monday night. Working on self-guided modern residential house tour. 20 entries being updated. Doco Momo conference June 1 - 4. Tour June 3. Documents and conserves modern building sites. One of the events will be Chestnut Hill modern homes. Sponsored by John Macy.

Cynthia Fillmore – CHBA – Still looking for a new Executive Director. A few candidates. Opening weekend to kick off spring. April 9 and 10. Second Saturday of each month through October. 25th Anniversary of the Home and Garden Festival. Traditional format. Old McDonalds to become Garden State Tile. Wellness business in old Profiles space. Garden District – Pansies planted in old barrels. Mermaid Park big clean up happening. Being led by Greenspace group.

Janel Baselice – Glad SCH opened up. Got to see one game. Jenks building will be celebrating 100 years in 2023. Principal hoping the Conservancy can assist in gathering from historical picture archive. Repair mosaic in playground, in discussions with original artist. Hoping for new mural in kindergarten area.

Library redesign is coming along. Partnering with the business district on May 1st for fundraiser, DJ, carnival games and food trucks. All proceeds to the school.

Laura Lucas - Greenspace partner updates for Arbor Day. (1) Friends of Pastorius Park April 29 - FoPP will be collaborating with the Wissahickon Garden Club and Garden Club of Philadelphia to further restoration. (2) FoPP cleanup day for any volunteers is April 30. (3) Water Tower cleanup is 4/2. (4) Tree Tenders spring planting is 4/23 - meeting at W. Highland Train station and in coordination with a W. Highland planting that our own Beth Wright is leading. (5) 4/6 Conservancy Frederick Olmstead event at SCHA that was mentioned. (6) Morris Arboretum - Black Garden Clubs of America virtual talk on 4/21

Alex Burns – Quintessence Theatre opening the Transformation Repertory this weekend – Shakespeare’s The Winter’s Tale and Ben Jonson’s The Alchemist. March 16 – April 17, 2022. Philadelphia Theater Week is April 1 – 10. Please support live theatre in its COVID recovery.

7. Annual Appeal Report – Kathi Clayton.

70,000 dollars raised. Final week. Last chance to make a donation to this fiscal year. End of fiscal year is June 31, 2022. Each year we make progress towards our goal of \$100,000. Doing well, but could always do better. Not where we need to be as the community association.

8. Membership Committee Report – Lindsey Toconita

73 renewals. 11 new members. (Last year 91 renewals. 14 new members.)

Working to get local realtors to buy memberships as thank you gifts for new homebuyers.

Need volunteers to cover shifts as part of the Garden Festival.

7:15 – End of meeting.