

Chestnut Hill Community Association
Board of Directors Meeting
Thursday, May 27, 2021, at 5:00 p.m.
Via Zoom

Attending CHCA Board Members: Lucie Daigle, Kathi Clayton, Lindsey Toconita, Laura Lucas, Keith Kunz, Susan Bray, Larry McEwen, Jason Pierce, Joyce Lenhardt, Anne Standish, Hillary O'Carroll

Staff present: Anne McNiff, Executive Director

Community Members attending: Graham Brent, Karen Pilling

1. President's Welcome (Approval of April minutes) - Kathi Clayton welcomed everyone

2. Physical Division: Anne McNiff

- 10 Bethlehem Pike – City issued a by-right zoning permit. The CHCA is going ahead with the appeal and has secured David Fineman to represent us and the neighbors with standing. The appeal will be filed on 5/21. The initial approval of \$5,000 funding for an attorney is close to being spent. The EC has approved an additional \$2,500, we are asking the neighbors who are plaintiff's to, at a minimum match that amount.
- 100 Mermaid Ln. – the Goldenberg Group has made a concession to consider less density and few units in order to move forward with a discussion of their plans with representatives from the RCO's and neighbor groups. We have sent them a communication agreeing to meet but asking that as a good faith statement they remove the 2 demolition permits they currently have for the property. There has been no response to this request.

Nomination to LUPZ Committee – At the May 5th LUPZ meeting the committee voted to recommend that Jason Friedland be approved by the CHCA Board of Directors to serve as a member of the Land Use, Planning, and Zoning Committee.

Bio - Jason Friedland joined Iron Stone in 2002. He is intimately involved with the acquisition, execution, repositioning and management of the Iron Stone real estate portfolio. He has significant experience with construction management, financing, zoning, asset acquisition via bankruptcy, historic and new markets tax credits, affordable housing, and property management. Mr. Friedland is a trustee of the Academy of Natural Sciences, member of the Prints, Drawings and Photographs Committee at the Philadelphia Museum of Art, and a member of the Childhood Friends of The Children's Hospital of Philadelphia. From 2010-2019, he served as trustee and then Chairman of the Board of The Clarke Schools for Hearing and Speech, with campuses in Northampton, Boston, New York City, Philadelphia and Jacksonville. When not working, he can be found hiking in the Wissahickon or playing guitar, charango or the Chapman Stick. Born in Denver, CO, Mr. Friedland received a B.A from Washington University in St. Louis, MO. He has lived in Chestnut Hill for 12 years on West Mermaid Lane.

A motion was made that Jason be approved. The motion passed unanimously.

3. Executive Director Report – Anne McNiff

- Office re-opening – the office will re-open on Tuesday, June 1st. At this time all visitors will be asked to wear masks. All staff have been fully vaccinated.

4. Social Division

- Pastorius Park Concert Series – Anne reported that we are going to do a shortened concert this year, starting on July 14th for 3 Wednesdays. Bands are being finalized. Thanks to our sponsors to date – Merrill Lynch, 501 @ Mattison Estates, and Elfant Wissahickon.
- Member/Community dinner at the Cricket Club – The CHCA will be hosting a Summer Solstice dinner on Thursday, June 24th at 6pm. The cost to members and their guests is \$35. Lucie Daigle and Friends will be providing entertainment. All board members are encouraged to come.

5. Board Member Election – Laura Lucas reported on the following:

The nominating committee has recommended that the following organizations be asked to appoint institutional members to the CHCA: CHBA/Parking Foundation, Woodmere Art Museum, Friends of Jenks, CH Hospital, CH Conservancy. A vote was taken, and these organizations were unanimously approved.

The following are open board seats:

- 1- 2year term
- 1- 1year term
- 7 - 3year terms

4 current board members will be running again.

By-law Changes - for Board approval, and then will be presented for a membership approval vote during election.

- Page 3: Chestnut Hill Community Fund – change to last sentence to reflect written report vs in person.
 - “The reports shall be presented in **writing** by the President of the Fund, or the Trustees’ designee, at the Annual and October meeting of the Board.”
- Page 9: Election - #4
 - Change “at least 8 days” to “at least 10 days” for consistency with #3 B-Nominating Function

A motion was made to approve putting these bylaw changes on the ballot, the motion was unanimously approved.

Election & Voting procedure update - No change to bylaws. However, Election procedures to be updated with first sentence in #5 Voting, page 5 to be in alignment with the bylaws.

7. Annual Membership Meeting – July 22nd

8. Community Partner reports –

Watertower Rec Center – Keith Kunz reported that the Rec Center is now open and there will be a summer camp. When asked about the status of fundraising for the replacement of the equipment shed, he said that they are still in need of several thousand dollars.

Woodmere Art Museum – Anne Standish updated the Board on the plan to acquire St. Michael’s Hall and their fundraising to date. She also reported the opening of Impressionism: A View from Philadelphia That opened 05/22/2021.