

**Chestnut Hill Community Association  
Board of Directors Annual Organizational Meeting**

Chestnut Hill Library  
Thursday, May 28, 2015

**MINUTES**

**Board Members Present:** Liz Bales (VP Social Division), Jason Bissonette, Bob Boyer, Julie Byrne, George Coates, Dan Compton, Patricia Cove (CH Historical Society), Will Detweiler (President), Sam Earle, Mark Keintz, Andy Kite, Joyce Lenhardt, Laura Lucas (VP Operations), Mary Lynskey (Jenks Academy), Karl Martin, Larry McEwen (VP Physical Division), Jenny McHugh (SCH Academy), Jack McMeekin, Drew Meschter, Arianna Neromiliotis (Teenagers Inc.), Marilyn Paucker, Remy Pizzichini, Christopher Plant (CH Business Association), Tony Reilly (Treasurer), Bob Rossman (former Treasurer), Michelle Sage, Richard Snowden (CH Parking Foundation), Kristina Sullivan, Brien Tilley (Immediate Past President), and Jean Wedgwood (Secretary)

**Board Member Absent:** Lisa Howe

**Attendance:** 30 present and 1 absent = 31

**Others Present:** Kevin Dicciani (CH Local), Gary Fescine (owner 8010 Winston Road), Janet Gala (Promotion Coordinator), Celeste Hardester (Community Manager), Jean Hemphill (CHCF President), Larry Hochberger (Associate Publisher), Caryl Johnston (Recorder), Chris Padova (former VP Social Division), Martha Sharkey (CH Business Association), Matt Spector (Bowman Properties), Don Tippet (from Councilman David Oh's office), and Barry Zern (community member)

Will Detweiler called the meeting to order at 7:30 PM and Celeste Hardester conducted the roll call.

**Approval of Agenda and Minutes.** The night's agenda was adopted (with an amendment) and the Board meeting minutes for March 26, 2015 were approved.

**New Institutional Director.** Springside Chestnut Hill Academy Director of Development Jenny McHugh was recommended for the post of Institutional Director and was voted in unanimously.

**Election of 2015-16 Officers and At-Large Members of the Executive Committee.** The next matter dealt with the slate of Officers and At-Large Members of the Executive Committee (11 positions) and for the position of Treasurer. The Nominating Committee (Liz Bales, George Coates, Sam Earle, Jean Wedgwood, and Chair Brien Tilley) presented its nominations for the coming year: Will Detweiler (President), Laura Lucas (VP Operations), Larry McEwen (VP Physical), Liz Bales (VP Social), Secretary (Jean Wedgwood), Tony Reilly (Treasurer), George

Coates (At-Large), Sam Earle (At-Large), Remy Pizzichini (At-Large), Michelle Sage (At-Large), and Richard Snowden (At-Large).

George Coates made a motion to vote for the positions excluding Treasurer in an up-and-down vote. Kristina Sullivan objected and said that she preferred to have a paper ballot for all of the positions, including those that are uncontested; Mark Keintz agreed. The motion to conduct the up-and-down vote passed with 26 votes in favor and 2 votes opposed. George Coates made a motion to conduct a paper ballot vote to decide between the two candidates for the position of Treasurer, Bob Rossman and Tony Reilly. Both candidates spoke briefly, outlining their qualifications, accomplishments, and objectives for the coming year. Because Tony Reilly is an employee of Bowman Properties, Kristina Sullivan raised the objection that there is a conflict of interest; his employer is Richard Snowden's firm. There was a protracted discussion of this matter; Tony Reilly even brought up a copy of minutes from a meeting in 2013 dealing with this very issue and refuting it. Mr. Snowden said that he encouraged his employees to become members of the Community Association and believed that every business owner in Chestnut Hill should do the same. Mark Keintz also spoke to this question, noting that employer and employee would be serving on the same committee. Several persons spoke to the issue of the stringent requirements for a CPA license, saying that this alone was a strong guarantee against conflict of interest.

The vote by paper ballot was conducted, with Tony Reilly receiving 21 votes and Rob Rossman 9 votes for the position of Treasurer.

**Conflict of Interest Forms for the 2015-16 Term.** Board members were reminded about the requirement of signing conflict of interest forms every year. The signed forms were collected and submitted to Celeste.

**Variance Requests.** Larry McEwen, Vice President for the Physical Division, spoke on the variance request for 8010 Winston Road fence and the residential use variance request for 11 E. Highland Avenue. The substance of these matters was described in emails previously sent to Board members.

The motion to support the conditions at 8010 Winston Road passed unanimously, with the following stipulations from the DRC: 1) Regarding the front, the CHCA Board supports reducing the fence to 4' in height, but keep the remaining fence fully opaque, and keep the taller gate archway. 2) Regarding the sight triangle, a strict interpretation of the code, as stated by Planning Commission staff, may be considered a hardship in this case. The CHCA Board supports seeking a lesser change in the footprint that simply creates a 4' tall, fully opaque diagonal by connecting the first, existing posts back from the current corner and along the alley and front fence faces. 3) Regarding the side along the adjoining property, the CHCA Board supports a side yard fully opaque fence that lowers the existing fence profile by 2' along its entire length, transitioning up where the front yard steps up so that the fence then continues at a maximum of 4' height between the properties.

The motion to approve the 11 E. Highland Avenue variance passed unanimously as stated, approving the use as a two-family household. The owner of the property, Richard Snowden, abstained.

**Re-Appointment of Fund Trustees Jean Hemphill and Moss Disston for Terms to Expire May 2018.** After Jean Hemphill's brief remarks, there was enthusiastic applause, which Will Detweiler noted was an indication of overwhelming support. He expressed the Board's appreciation of Jean's and Moss's decision to stay on for another term while the CHCA's transition to 501(c)(3) status is effected.

**Approval of FY 2016 Budgets for the CHCA and Local.** Bob Rossman (former Treasurer) and Larry Hochberger (Associate Publisher) spoke briefly. The budgets were ready to go. The news from the Local was in general positive. The motion to approve both budgets passed unanimously.

**Reports from Outgoing Officers.** Will Detweiler said he was looking forward to another year. George Coates quipped that Will's outgoing remarks were his incoming ones, for he would again serve another term. Chris Padova (former VP for the Social Division) expressed his concerns about timing and about getting volunteers for social and fundraising events. Will concurred, saying it's not easy being an officer due to the shortage of volunteers.

**Manager Reports.** Written reports from Larry Hochberger, Pete Mazzaccaro, and Celeste Hardester were distributed to Board members. Celeste reported on the initiatives taken this past year. Among other things she noted that total membership this year is the lowest she has ever seen and she wondered why. Perhaps it would help, she said, to launch a serious discussion about our purpose. Other aspects of the Community Manager's responsibilities and accomplishments were included in Celeste's written report.

**New Business.** Chris Padova spoke about the new CHCA Movie Night initiative. Celeste acknowledged Martha Sharkey and Matt Spector, who have worked hard on making the Green Space Initiative a success. George Coates said that the special committee for the Local is still open, and he recommended that it be disbanded. He offered a motion to this effect, which passed unanimously. Kristina Sullivan asked about when the Board will vote on the proposed bylaws; Will answered that he did not know.

There being no further business, the meeting was adjourned at 9:06 PM.

Respectfully submitted on 6/19/15 by:

Jean Wedgwood  
CHCA Secretary

*Initial draft of minutes prepared by Caryl Johnston.*

*Approved by the Board of Directors without amendment on 6/25/15.*