

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

Chestnut Hill Library
Thursday, October 22, 2015

MINUTES

Board Members Present: Liz Bales (VP Social Division), Jason Bissonette, George Coates, Dan Compton, Patricia Cove (CH Historical Society), Will Detweiler (President), Sam Earle, Andy Kite, Joyce Lenhardt, Laura Lucas (VP Operations), Karl Martin, Larry McEwen (VP Physical Division), Jenny McHugh (Springside CH Academy), Jack McMeekin, Drew Meschter, Marilyn Paucker, Remy Pizzichini, Dan Pulka, Tony Reilly (Treasurer), Michelle Sage, Richard Snowden (CH Parking Foundation), Brien Tilley (Immediate Past President), and Jean Wedgwood (Secretary)

Board Members Absent: Bob Boyer, Julie Byrne, Lisa Howe, Mark Keintz, Mary Lynskey (Jenks Academy), Arianna Neromiliotis (Teenagers, Inc.), Christopher Plant (CH Business Association), and Bob Rossman

Attendance: 23 present and 8 absent = 31

Others Present: Kevin Dicciani (CH Local), Moss Disston (CHCF Treasurer), John Falco (Attorney), Janet Gala (Promotion Coordinator), Jean Hemphill (CHCF President), Tom and Susan Hemphill, Larry Hochberger (Associate Publisher), Floramae McCarron (Fund Drive Committee), Stan Moat (CHCF Secretary), Dan and Judy Muenzberg, Ryan Rosenbaum (candidate for Executive Director), Martha Sharkey (CH Business District Executive Director), Meredith Sonderskov (Recorder), and Noreen Spota (Administrative Coordinator)

President Will Detweiler called the meeting to order at 7:00 PM and Noreen Spota conducted the roll call. The agenda was approved.

Approval of Minutes. There was a motion to approve the Board meeting minutes from September 14, 2015. This motion passed unanimously.

Chestnut Hill Community Fund Semi-Annual Report

Stan Moat reviewed repairs made to Town Hall: roof work was completed on time and on budget; stucco work needs to be done before winter begins; a report will be forthcoming on what still needs to be done. Over the past 9 years \$242,000 has been spent on repairing and renovating the building.

Moss Disston reported on the assets of the Fund: the Town Hall building (maintained with rental income from two stores, the CHCA, and the CH Local), an endowment, and income from the Black & White Gala and Fund Drive. Total assets are \$794,000, split between cash reserves (13%), fixed income (31%), and domestic equities (56%).

Referred from the Development Review Committee

Larry McEwen reviewed several issues that have been referred from the DRC (copies of his report were distributed to Board members).

7912-14 Ardleigh Street. Reconstruction of this 2-family residence damaged in a gas explosion received zoning refusals for 1) being a 2-family residence in its single family zoning district, and 2) having a stair to the 2nd floor apartment. (Near neighbors in support of the reconstruction were present at the Board meeting; the ZBA hearing is scheduled for November 4.) This project was reviewed at the DRC meeting on October 20, which was attended by several members of the Land Use Planning and Zoning Committee. The building has always been a 2-unit dwelling, but a required enclosure for the stair was not shown and must be reviewed by the LUPZC. The DRC voted unanimously to move the project directly to the CHCA Board of Directors, recommending that ***"The CHCA Board supports the application for the required variances at 7912-14 Ardleigh Street, contingent upon review and approval of the stair enclosure by the LUPZC at a special meeting to be held at Town Hall at 9 AM, Saturday, October 31."*** This motion passed unanimously.

A second motion referred from the DRC recommended that ***"The CHCA actively opposes all applications for variances for front yard parking because front yard parking erodes the functional and aesthetic qualities of the house, neighborhood, and our National Register Historic District community." This motion passed unanimously and will be communicated by various means to realtors, other special interest groups, and the general public.***

A third motion referred from the DRC recommended that ***"The CHCA Board supports the motion made by LUPZC following its review of signage for Fresh Market [8200 Germantown Avenue], and subsequently supported by DRC, that 3 signs, in proximity to street frontages and currently proposed at 15 SF in size, be reduced to 12 SF in size to comply with the Signage Regulations of the Germantown Avenue Design Guidelines." This motion passed unanimously with two abstentions (Richard Snowden and Tony Reilly).*** Board member Liz Bales pointed out that there are other businesses in Chestnut Hill that do not meet the 12 sq. ft. requirement.

Approval of New Chestnut Hill Community Fund Trustee. Jean Hemphill announced the nomination of a new trustee, investment broker/manager and life-long Chestnut Hill resident Alexander Nalle. The Board approved this 3-year appointment unanimously with one abstention (Richard Snowden). Jean noted that there will be another nomination soon.

At this point of the meeting (7:30), the Special Meeting of Members was held. The agenda was to vote to approve new bylaws for the Chestnut Hill Community Association and the Chestnut Hill Local, and a proposal to the membership, in order to implement the CHCA's 501(c)(3) status. Laura Lucas reported the ballot results: 79 members in favor, 7 members opposed, and 0 abstentions. Will Detweiler thanked John Falco and the members of the Bylaws Committee for all of their efforts enabling the CHCA to transition to 501(c)(3) status. John mentioned several of the tasks that still need to be done: 1) preparation of a resource sharing agreement, 2) appointment of the Local's Board members, 3) opening a CHCA bank account to accept tax-deductible donations (including member dues—now partly deductible), and 4) applying to be exempt from paying state sales taxes. After this, the Board meeting continued.

Planned Construction at Jenks Academy

A question was raised by near neighbors about the plan at Jenks Academy to cut down 40 feet of its stone wall to put in a ramp from Ardleigh Street. Richard Snowden said there should be revision of the plan because the school is a significant historic building and listed on the National Historic

Register. Patricia Cove pointed out that the wall predated the school. The school was constructed at that site in the 1920s but the wall was built many years before when a large house was built there in the mid-19th century. The work is going out to bid, and there will be no construction before next spring, but the CHCA needs to obtain the plans and drawings as soon as possible from the School District to determine the impact on the neighbors. Richard added that the school must have a review because Chestnut Hill is a National Historic District and federal money is being used. George Coates recommended that Will alert Councilwoman Cindy Bass's office (Patrick Jones) about the project. Currently there are dumpsters illegally situated on the sidewalk on Ardleigh Street.

Reports from Treasurer Tony Reilly and Associate Publisher Larry Hochberger were distributed but not reviewed at this meeting.

At 7:55 PM the Board decided to go into executive session in order to interview Executive Director candidate Ryan Rosenbaum. Non-Board members left the meeting room. The executive session ended at 8:50 PM and non-Board members were invited back into the meeting room.

There being no further business, the meeting was adjourned at 9:00 PM.

Respectfully submitted on 11/18/15 by:

Jean Wedgwood
CHCA Secretary

Initial draft of minutes prepared by Meredith Sonderskov, with revisions by Noreen Spota.

Approved by the Board of Directors without amendment on 11/19/15.