

## LPCC Board of Governors Meeting

February 22, 2024 7:00 PM  
MINUTES

The meeting was virtual, and the sign in link is here:

<https://uconn-cmr.webex.com/meet/jyw11001>

I. Call to Order. Jeannette Wick called the meeting to order at 7 PM. Members present were Bill Anhut, John Ausink, Cheryl Grandinetti, Tabitha Ricketts, Natalie Roy, Aaron Schuetz, Shelya White, and Elizabeth Wray. Paul Showalter was absent but sent information and e-mail earlier in the day. Guests included Anne Bodine and Elizabeth Sheehy.

### II. Announcements

- None

### III. Standing Agenda

A. ISSUE: Treasurer's Report. Bill Anhut had distributed balance sheet and income statements earlier in the day. This was his treasurer's handoff to our new treasurer, John Ausink.

DISCUSSION: Mr. Anhut reviewed the figures and noted areas in which things had changed from previous years. Of note, he said he solicited bids for the snag removal. JL Tree Service's proposal was \$700 less than Northern Woods. JL Tree Service deserves our business. They have consistently under bid Northern Woods for scheduled work and it appears Northern Woods took advantage of us for the cost of the microburst clean-up. Bob Blakely would not have allowed this to happen if he was still alive.

Mr. Ausink shifted discussion to questions about people and services for which we pay (the rental agent, our bookkeeper, our cleaner, our trash person, and our web master). He asked for position descriptions and an explanation of their hourly rates, and also asked if LPCC generates IRS 1099s annually. Ms. Wick indicated we have some position descriptions, but we pay a flat fee for the services described. Mr. Anhut said that some of these folks are independent contractors, and we pay by invoice. Ms. Bodine said that she thinks that volunteers might be willing to do some of these tasks, noting she lives close to the LPCC and could possibly handle the trash (thank you). Mr. Ausink had asked, "If we want to pay someone \$45 a week for moving [trashcans], maybe we should consider paying someone who could really use the money?" Ms. Wick explained that our current trash person is a high school student (and previous trash people were also), and he is losing interest in the job and aging out. She had contacted an Ashton Heights resident who works with Afghani immigrants to see if the job might help a family in need. The Ashton Heights resident replied indicating, "That is a real job, and is only reasonable if someone lives relatively near the Community Center. The Afghan families that my parish takes care of in Arlington live on South Courthouse Road and Columbia Pike, about a 20 minute and not easy walk, to Lyon Park." Several BoG members indicated that it would be good to have a list of tasks that hired staff do and any contracts.

ACTION/OUTCOME: Ms. Wick will gather the available positions descriptions and other documents.

B. ISSUE: Rental Agent Report and Community House issues

B1. Hot water: It's very difficult to get hot water in the kitchens. Mr. Showalter reported he had the Kesterson plumbing company come out and look at it. They were not much help. We have electrical in the main kitchen so that one would be easiest.

B2. Rental income:

**Rental income**

<b>JAN</b>	<b>\$6,675.00</b>
<b>FEB</b>	<b>\$5,649.00</b>
<b>MAR</b>	<b>\$4,350.00</b>
<b>2024</b>	<b>\$56,658.00</b>
<b>2025</b>	<b>\$3,350.00</b>

B2. Mr. Scheutz had asked to discuss adding a decibel meter at the October meeting now that we are in better financial shape. He needs to gather more information.

ACTION/INCOME: (1) Mr. Showalter has put the hot water issue back on his list. (2) Mr. Scheutz will discuss decimeter options at the next meeting.

C. ISSUE: Special Events. It's the start of another event year!

**DISCUSSION:**

1. Holiday Party (Paul Showalter): Mr. Showalter indicated the party was a HUGE success. Darcy Rosenbaum did a great job, although we will NOT do rock painting indoors again. Bringing Santa indoors worked out well, and they placed him behind the sleigh, which gave him a level of protection. Santa Express was moved to a different day because of the weather. The adult holiday party was great fun, sponsored by the LPCA with a good crowd and lots of food.
2. Pancake breakfast—(Montgomery family) This was well attended and went smoothly. The transition to the Montgomerys was a good one.
3. Chili Dinner (March 3) is going off as planned. Kim Franklin is the chair with Mr. Showalter helping. We need chili cooks. Mr. Showalter will clean the center with others after the event.
4. Egg roll/cupcake sale. (March 30) is going well. Initial funding is coming from the LPCA. He suggests an appropriation of \$150 from the LPCC since prices have gone up for things.
5. Plant sale and mulching (April 20)
6. Spring Fair PLUS Food Truck Event (May 18) (Showalter and Rosenbaum) Darcy is buying the prizes already. We need to purchase a couple more pop-up tents, they worked very well last year. We also need a larger, 10x20 tent for the ticket sales and volunteer check in. It should be either red/white or blue/white so it stands out. LPCA is taking the lead on the Food Truck Festival and plan to hold it the evening of the Spring Fair. They will be responsible for cleaning the building. (We turned the April 20 back to Cindy and I believe she has rented it out that day).

ACTION/OUTCOME: (1) Mr. Showalter will decide on a date for 2024 for the Holiday Party so we don't get blocked out. (2) The BoG did not discuss Mr. Showalter's request for funds, so Ms. Wick will ask by e-mail.

D. ISSUE: Fundraising. No discussion.

E. Deeds issue. No discussion.

#### IV. New Business.

A. ISSUE: The gardens. Deborah Barber has been working in the front garden with a little help from Paul Showalter, and the gardens are much tamer than they had been.

DISCUSSION: At the last meeting, Mr. Showalter reported that the front (north) garden has two large trees/bushes. One needs to be relocated to the south garden and another needs to be removed. In the latter case, someone in the community has asked to have it and will pick it up if we can dig it out. We asked for an update on this. He reported the two bushes/trees in the front garden will be moved in the spring. We tried in the fall but could not pull the people together and need to reconnect with the lawn folks and Deborah.

ACTION/OUTCOME: Follow-up at the next meeting.

B. ISSUE: The Bunny Hop. The Bunny Hop organizers sent an e-mail that said, "We are already looking ahead to 2025. We are planning on holding the 2025 Arlington Bunny Hop on Saturday, April 26, 2025. As of today, the Center's website calendar is open all day on April 26. Please bring this date to the attention of your Board of Governors. We would request that rentals be blocked on April 26, 2025 until 11:00 a.m. We would be happy to attend the BOG meeting on the 22nd to answer questions if you would send us a link. If the BOG is unwilling to make this accommodation for a charitable community event involving both Ashton Heights and Lyon Park neighbors and, if necessary, in order to avoid any conflict with potential rentals on that date, we would be willing to rent the Community Center at the morning rate for a resident which is currently \$400 from 8:00 a.m. until 2:30 p.m. Note that we would not access either the Community Center or the park grounds, so we would not expect to be held to any charges, fees, security deposits, or penalties beyond the basic rental rate."

DISCUSSION: Mr. Showalter indicated by e-mail that that Saturday should be OK. He added that it would be nice if the races would consider the LPCC as one of the charities they support. The Turkey Trot puts enormous strain on the open grass field. Discussion followed, and Ms. Wick explained that the Turkey Trot never includes LPCC as a sponsor despite the fact that we do not charge them. They also clean poorly, generating complaints from neighbors.

ACTION/OUTCOME: (1) Ms. Roy said that she will work with Mark Riley going forward. (2) Ms. Wick will ask the Bunny Hop if we will be included as a sponsor and why they need to close the road until 11 when in previous years they closed at 9:15.

#### C. ISSUE: Event Scheduling

DISCUSSION: Ms. Sheehy said the LPCA would like to sit with the BOG to plot dates for the coming years, so we can get out in front of volunteer and newsletter needs.

ACTION/OUTCOME: Ms. Sheehy will take the lead on this.

#### D. ISSUE: Display case funded by a Historic Preservation Grant

DISCUSSION: Elizabeth Sheehy applied for and got \$5,000 from this program. She said that she needs to complete the selection of the display case from the original renovation plan that was part of the Historic Preservation Fund grant. Thora Colot has solid ideas to safely store and display archival materials with a low profile. Ms. Sheehy would like to work with two BoG members to come up with a few options for the BoG to approve. Time is of the essence!

ACTION/OUTCOME: Ms. Sheehy will take the lead on this.

#### V. Adjournment. The meeting adjourned at 8:30 PM.