



MEETING MINUTES – AUGUST 8, 2024

The meeting was called to order by Steve Morris, Chair. He shared the statement of purpose from the Resident Council Bylaws.

Roll Call: All Council members were present, including Norma Martin for Madrona Grove and Cathy Schar for the Foundation. A quorum was confirmed. Glen Lewis and Jim Willeford attended, representing RVI management.

Statement of Meeting process: Roberts Rules of Order were to be used.

Approval of the Minutes: The minutes of the July meeting were approved as written.

Reports

- **Rose Villa Management Report** (Glen Lewis)

Glen Lewis announced that “WeCare Connect” for residents is on track to launch in October. He shared that they are getting helpful feedback from the team member survey. It is making for better team empowerment. He will have more to share at the Resident Forum meeting on August 20.

Glen shared that the budget process has started, and the Executive Committee will be working on it for the next couple of months. He would like to see the increase in monthly fees stabilized. He also shared that the Board of Directors is planning a retreat for September 19. Alexis Anderson is our new Foundation Chief Philanthropy Officer.

Some additional funds were available in the promotional budget that allowed Rose Villa to become an underwriter of All Classical Radio, so we will be sponsoring “The Score” a program at 2:00 pm on Saturdays and Sundays.

Management is working on a couple of capital projects. One is the installation of a new HV/HC system by August 18 in the Creative Arts Space. The replacement of the garage that burned is still waiting for the completion of the final steps in the insurance process. Green Hammer is working on the Resilience Action Plan for the rebuild.

- **North District Report** (Linda Stern)
The North District had a successful Open House and Garden Tour on Saturday, August 3. Approximately 53 residents participated. Afterwards, the various hosts wanted to see the other homes, so they did a mini tour with just the hosts. They recommended this option to the other districts.
- **South District** had no report since they meet the next day on Wednesday.
- **Middle District** (Norma Martin)
The Middle District has scheduled a Home and Garden Tour for September 8. Although the district boundaries have changed, Schroeder Lofts will be included in the tour. The Middle District will gain Garden Grove in the future in place of Schroeder Lofts. They are not planning to meet in August but will meet again as a district on October 22.
- **Finance Committee Report** (Paul Wathen)
In July the committee met with the Rose Villa CFO, Angela Hansen, regarding the current performance and budget. A new grounds company has been hired. They have had to make some vehicle repairs. Angela would like to get resident input as she works on budget development this fall. She would like to meet with the three districts when they next meet.

The Rosebud Preschool has changed from a preschool to a childcare center year-round, which meets the current requested need. It is now at profit and not being subsidized by Rose Villa. Glen Lewis shared that he sees the preschool as a retention tool for Rose Villa team members, which means the operations model could change over time, and that support for Rosebud is important. Glen Lewis and Erin Cornell testified in Salem on the importance of Rosebud to the community.

- **Madrona Grove Report** (Norma Martin)
Norma Martin shared that Rosebud children in small groups interact with Madrona Grove Residents in Movin' and Groovin' Day activities. It is so much fun for seniors to interact with Rosebud children who enjoy interacting with seniors. Independent residents are invited to join in the fun on Monday and Friday on the first floor. (Check the calendar for the times.) You are guaranteed to have a memorable time, and your day will be filled with joy.

All independent residents are also welcome to join in other Madrona Grove resident activities. It makes life for each person richer and more interesting. This is an opportunity to get to know residents who have lived at Rose Villa for some time and have insights and stories to share. The best way to find out how to be a part of the volunteer friends of Madrona Grove is to contact Mariana Iverson.

Old Business

- **Update from Community Together Committee** (Jude Watson)
The In-Community Together Committee was charged with crafting an aspirational statement of human-to-human communication best practices. The committee met, discussed the process, explored options, and crafted the following statement. The statement was shared with two pilot groups: Coffee with Friends and the Weavers, and then was further refined.

In-Community Together Aspirational Statement At Rose Villa

For us to live well together, recognizing that we each bring unique histories, abilities, and personalities to our community (residents, administrative and staff teams, and boards), we trust that everyone:

Has good intentions.

Asks questions for more information in order to know the facts before contributing to the conversation.

Listens to understand rather than to judge or prove a point.

Raises issues directly, promptly, bravely, and gently with the relevant person.

Speaks criticism with care and accepts it with good will.

Talks with rather than about others.

- **Motion for next steps for the In Community Together effort** (Jude Watson)
It was moved that on behalf of the In-Community Together Committee the Council endorsed the process of reactivating the Community Engagement Group to further engage the larger community with the In-Community Together Aspirational Statement. The motion was approved.

New Business

- **Council recognition for Gayish and Grayish**
The group is seeking recognition as a Resident Council committee. They are currently an informal group, so would need a statement of purpose. This request was referred to the Executive Committee of the Council for further follow-up.
- **Motion regarding election of appointed Council members** (Steve Morris)
Under the new Bylaws, five Council positions shifted from appointed to elected, those being Treasurer, Secretary, Archivist, Madrona Grove Liaison, and Foundation Liaison.

Steve Morris moved that the current Treasurer, Secretary, Archivist, and Madrona Grove Liaison, should they be willing, stand for election this year and, if elected, have their term in office be the remainder of what had been their appointed term. He moved further that the Foundation Liaison, who will be nominated by the Foundation

Board, also run for election this year, as stated in the Bylaws. Through the remainder of this year, all the Councilor positions named in this motion are voting members of the Council, as stated in the Bylaws. The motion was approved.

Announcements

- **August 9 – RVillagers Council Corner event** (Becky Gish)
The new website has a roll out event scheduled for Friday, August 9, and then will go live on Saturday, August 10. The daily email connection with residents will now connect to the new website, which is designed to be more engaging and provide more opportunities for residents to get to know one another.
- **August 15 – Currents of Change book introduction & availability**
The new volume of the history of Rose Villa will be available on August 15. There will be an interview with the author, Pat Snider, beginning at 11:00 am in the Club Room. “Currents of Change, *Rose Villa from 1986 to 2023*” will cost \$10.00 and has graphics by Corinna Campbell-Sack. It is a follow-up to the earlier history of our community.

Suggestion Box (Cindy Brown)

- **Why does Main Street look so bleak?**
It looks sad with only a few sad flower baskets and plants that need watering.
- **A question about yard clean-up**
There is a policy for yard clean-up to take place in the fall with a charge list on Touchtown.
- **Need for Rec Room Stewards**
The position for Rec Room stewards is being created to take care of the space. There still needs to be clarity on when stewards might be available. This was referred to the Council Executive Committee for further discussion and follow-up.
- **Updating the Suggestion Box process**
Cindy shared that there can be a more formalized process with an updated form for suggestions rather than the current informal process.
- **Last month’s suggestion**
Steve Morris shared that the request for an updated version of “Getting things done at Rose Villa” is still being worked on.
- **Bulletin Board Request**
Cindy is trying to keep the bulletin board relevant and interesting. She requested that district leaders send her their meeting notices and minutes for posting.

- **Condition of Main Street Pillars**

The pillars have been hit multiple times. The wooden one is in especially poor condition with multiple hits. It was explained that the pillars house electrical systems which complicates things. It was suggested that at least the wooden one might be painted to improve its looks.

Open Forum

- The Nominating Committee for the Resident Council needs to be activated. Steve Morris would appreciate any volunteers.

Calendar

- Next Resident Forum: Tuesday, August 20, 2024, 2:30 pm
- Next Council Executive Committee Meeting: August 22, 2024
- Next Council Meeting: Tuesday, September 3, 2024, 1:30 pm

The meeting was adjourned at 2:32 pm

Respectfully submitted,
Margi Brown, Secretary

Rose Villa Residents' Association

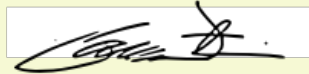
Treasurer's Report

For the month ending

July 31, 2024

Employee Appreciation Gift Fund

Beginning balance		\$26,287.15
Deposits and other credits	\$4,687.00	
Checks and other debits	<u>\$0.00</u>	<u>\$4,687.00</u>
Ending balance		\$30,974.15
Checks outstanding		\$0.00



Treasurer

Residents' Association Council

Financial Report

July 2024

	Beginning Balance	Revenues	Expenditure	Ending Balance
Garden Committee	2,546	0	0	2,546
Choir	1,523	0	0	1,523
Wood Shop	6,888	145	140	6,893
Treasure House	5,588	3,753	0	9,340
Sewing & Craft	901	175	0	1,076
Library Committee	558	0	0	558
Ready Force	2,792	0	0	2,792
Green Team	5,789	0	36	5,753
Sunday Suppers	428	229	48	609
Community Activity Fund	7,349	0	0	7,349
The Makers	0	0	0	0
Concert Committee	0	0	0	0
Total	34,363	4,302	224	38,441

APPRECIATION FUND COMPARATIVE BY MONTH

	2024	2023	VAR
Jan 1	4,479	1,736	2,743
Jan 31	5,129	6,078	(949)
Feb 28	8,200	9,314	(1,114)
Mar 31	12,715	12,856	(141)
Apr 30	16,837	15,116	1,721
May 31	22,808	17,396	5,412
Jun 30	26,287	30,753	(4,465)
Jul 31	30,974	33,043	(2,069)



**Resident Association Council
General Fund Budget Report
July 31, 2024**

	ANNUAL BUDGET	FIRST OF MONTH	SPENT THIS MONTH	END OF MONTH
District Meeting Support	850	573		573
RVRA Annual Meeting	100	100		100
Annual Council orientation	100	100		100
IT expense	950	950	387	563
Administrative expense	200	136		136
New Resident Welcome	230	149	30	119
Contingency	70	70		70
Total	2,500	2,078	417	1,661

REPORT TO RESIDENT COUNCIL
Resident Finance Committee meeting with CFO Angela Hansen
July 8, 2024

On July 8, 2024, the Resident Finance Committee met with RVI CFO Angela Hansen in order to review year-to-date budget to actual expenses, to enhance resident understanding of the RVI budget process, and to offer resident input and feedback regarding budget development.

2024 year-to-date financial performance:

Angela provided a 2024 Statement of Activities through May 31 in both the audit format and a “cash only” format. The latter provides a more transparent view of operating revenue and expenses for the Committee’s purposes because it does not include non-cash activity like “amortized deferred entrance fees” and “unrealized investment gains and losses.” The Statement of Activities compares actual performance to the budget. Angela explained significant variances, most notably a \$75K increase in facilities expense due to engaging Straight Edge for grounds maintenance and unexpected vehicle repair expenses. Overall, actual performance tracks the budget closely. Revenues are 3.47% higher than expected; expenses are .36% lower.

Rosebud:

Performance of the childcare center was discussed in detail, because both revenue and expense are approximately double what was budgeted. This is because the business model itself has changed. Rosebud was originally envisioned as a **preschool** serving children aged 3 to 4, operating during the 9-month school year. However, parents preferred a **childcare** model operating year-round. The age range was expanded to serve children 2 to 5 years old, which impacts both revenues and expenses. Expanding the age range made the childcare center more attractive to the market.

With approximately double the expected income and expense, Rosebud is already operating at a profit. Furthermore, Angela noted that the reported expense includes full absorption of overhead costs such as utilities and housekeeping. Therefore, Rosebud is not being subsidized by residents. Rosebud’s excess revenue is being applied to paying off its start-up cost, after which it will become operating revenue.

The original business model for Rosebud envisioned an annual net profit of about \$100K. Since the model has changed substantially, it will be reassessed in September. Issues to be evaluated will include:

- Whether the original financial goal is still realistic.
- Whether a revenue-generating model is still appropriate.
- The positive impact, to both residents and children, of intergenerational programming relative to budget considerations.
- Potential impact of offering childcare as an employee benefit in the future.

2025 budget process:

Each year the budget development process begins with “what-if” modeling that leads to final expectations and revenue requirements. With a new CEO this year, Angela anticipates that the modeling phase will take longer, and the decision phase will be shorter, but the budget philosophy will not change.

The principal factors impacting the 2025 budget will include wage levels, utility increases, and insurance renewal costs. It’s too early to gauge the effect the fire may have, or to model the effect of adding skilled nursing services. Also unclear is the impact of increased Harvest Grill weekend activity, but this is in residents’ hands. If resident usage increases accordingly, the impact could be positive through an increase in revenue.

Resident information:

The committee discussed ways to better inform residents about financial matters. These included publishing this report, brief presentations at the monthly Forum meetings, and targeted discussions at District meetings. Angela offered to discuss the considerations concerning Rosebud with residents at three District meetings over the next month or two.

A couple of committee members will also meet informally with Angela to explore ways the committee might assist in the budget process, such as by providing a conduit for resident input on priorities and trade-offs where that would be useful.