

Heritage on the Marina

Resident Meeting Minutes
May 30, 2025

President:	Margaret Jacobs
President:	Rod Dugliss
Treasurer:	Jo Ann Wentker
Secretary:	Yvonne Benedict

Two Board Members attended our Resident meeting this morning.

Kevin Gerber:

Kevin spoke first, sharing his interest in working with non-profits. He started his career as an orderly in the health care business. When he realized how hard the work was and sometimes with little gratitude, he promised himself he would continue to work in the health care field. He eventually became the CEO of Covia, a full Senior Community. He has enjoyed working for non-profit communities, but says that non-profits cannot succeed on their own, they need to affiliate with other non-profits to be viable. He is extremely impressed with the Julia Morgan Building -this drew him to the Heritage. Now he is committed to sustaining the Heritage as a not- for-profit organization, emphasizing loyalty, care and obedience to the mission and long-term viability of the organization.

Sue Raymar:

Sue shared her interests in investing, then she became involved in non-profit communities, and has a long history with them. John Casey and Kevin Gerber encouraged her to join the Board of the Heritage, and she was happy to do so. She served on the investment committee and boards of Lytton Gardens, Episcopal Senior Communities, which later became Covia and eventually Front Porch. She has a deep understanding of senior living finances and organizational operations. She agreed with Kevin that non-profits can no longer stand alone.

Residents were invited to ask questions.

1. "Were any of the communities that are being considered for affiliation, part of a religion." The response was No.
2. "The Strategic Plan for The Heritage has a plan to build a new community building which will help with our financial problem. Is this part of the discussion with the communities with which you are talking?" The answer was Yes.
3. "When we affiliate with a larger organization, the Heritage on the Marina will have an Executive Director. We would no longer have our own CEO. Will the Executive Director have the necessary skills and talents to lead the Heritage." The answer was Yes.

Affiliation:

Kevin and Sue repeated that the Heritage needs to affiliate with another community so that we could share resources, for example financial, personnel, and help as capital costs continue to rise. For now, the Heritage has been able to cover operating losses through investments, but we cannot sustain doing so. Our changes will be expected at the administrative level, with a minimal impact on our residents from day- to- day. With the shortage of staff today, Kevin thought there would be little change for staff. He said other than the administrative level, preserving staff is in everyone's interest. Speaking to our Contracts, he emphasized that all contracts must be honored. Finally, they both agreed the Board wants what is best for the Heritage.

Treasurer's Report:

Joanne spoke to her May report: expenses were the Library and Garden. Her report is available if one needs to see it. A question was asked, "With Cameron's leaving, how much money was raised?" Answer: \$420, not processed through the treasurer's account.

Game Night:

Michele's Game Night was highly successful, raising \$1,600.00. She doubled the money from last year, all received by donations. She gave

special thanks to Eleanor Bissell for donating jewelry, to Jennifer Arthur for her earrings etc., Joanne and Katie Loo for their contributions, and for their support preparing the event. Michele also thanked Bob Bledsoe, Martha Torres, and Lillimore for being the dealers and organizers for the evening.

Someone asked how the black box was doing. The money is slow, approximately \$9.00 per month. Michele encourages residents to put their extra cash into the box.

Katie Loo:

Katie reported on the Bottle Bank. She expects to collect approximately \$730.00 for all her hard work during the year. Her request is that we crush the plastic bottles before putting them into the box.

Mary Liz:

Mary Liz reported on the food committee sharing all the comments during the month that residents wrote. If anyone needs details, please ask me for a copy of her report. Due to Mary Liz's illness, Fred chaired the meeting.

Tony gave his report from the Board. He said there were seven companies interested in discussing affiliation. The Board has now reduced the number to three which they will pursue for affiliation. They hope to find one willing to do so with us.

Margaret, our President then suggested a meeting with residents on June 6 at 3pm. This meeting will give residents a chance to talk about what their expectations are, to share the values and traditions, and what we like most about the Heritage. It is important to make sure all voices are heard. There will be a report written after the meeting to summarize the ideas.

Finally, there was a discussion on the lighting at night in the Morgan Parlor. A suggestion was to have motion lights. The issue will be referred to Hector for his advice.

Any questions asked at meetings are referred to Mary. Administration is required to respond to residents within fourteen days with follow-up. This usually happens at the Leadership Meeting.

With this, the meeting concluded.

