

## Attachment A: Friends House Report

### **Friends House -- Since merging with COVIA, Inc. Report to College Park Quarterly Meeting, January 15, 2022**

#### **Overview – From a Dismal Start**

Painful, emotionally and psychologically, to residents, this past year is ending on positive notes for most, if not all, of us at Friends House. Sources of pain were heart-felt: the enduring Covid pandemic, passing of several dear friends, staff reduction, thus loss of many highly valued staff members. Added worry about new managerial procedures with changed directors and staff, accepting a higher-level merger of COVIA with a much larger corporation (Front Porch), and the on-going drought and severe fire threat starting in late spring was stressful. With all that, our sense of institutional foundation was weakened. However, we now reflect on the many positives that have emerged from our felt-ashes-of-despair. Opinions of the merger are generally positive at this point, having witnessed the integrity, caring, and sense of responsibility of our new affiliations. The FASE board served us well.

With Covid overtaking fear of fires, implementation of county health regulations worked, though tedious. So far, staff have “managed” to help us protect ourselves well; one resident did die from Covid (contracted through an outside caregiver) and several people contracted CV-19 and healed well pre-vaccination. Perhaps the main felt-relief is that we can gather in small groups, including sharing our traditional Christmas potluck with resident cooked turkeys and ham in the recent holidays!!!

#### **Accomplishments – Where to Begin?**

Given time to prove herself, most of us assign high marks to our newest director, Jaclyn Carenbauer, who recently achieved promotion to full Executive Director capacity. We have witnessed the return of two departed residents (pardon double entendre) to Assisted Living, now numbering 13 residents, and a rapidly filling resident population. The upward trend began in April and now regularly counts 1-4 move-ins a month. Many have been waiting for months for the right time.

Another significant change in staffing occurred when our beloved Miguel Giron humbly accepted the Facilities Management promotion to director. We were delighted to see him recognized for his capabilities and performance.

Founding director now resident, Elizabeth Boardman, took on the role of Resident Representative to the Front Porch-COVIA Board of Directors. Elizabeth’s vision, considerable reporting, and experience offer residents confidence in the wisdom of our previous Board’s decision to merge with COVIA.

Fear of wildfire was assuaged with COVIA leading us through measures to “harden” the campus against fire. In taking actions to create a non-flammable landscape, many of our poor old trees were trimmed for better health and some were removed for safety.

Apartment renovations are scrutinized by residents, who express envy and praise alternately with criticism of what may be termed luxury. We are now in the throes of taking perspective on the concept of luxury in the third decade of the 21<sup>st</sup> Century! The ability to interpret our mission in new light is essential. Rising costs for residency will remain a point of concern as we turn the new year.

To improve financial stability, the FASE Board worked with COVIA management to devise a way to increase the number of IL apartments. They came up with a plan to redefine use of space. Most significant was the effect of closing Skilled Nursing. That reduced staff required and released space, expanding AL from 6 rooms to 19 rooms. The “old” AL is ready to be renovated into 4-5 Independent apartments.

With visionary thought, the Fitness Director moved all exercise equipment to the former Rehabilitation suite in the main building, and fitness classes are conducted in that location as well. Renovation of the former Fitness Center will create several more Independent Living apartments. And finally, the so-call Arts and Crafts room (really an all-purpose and fitness activity room) has been re-designated a *dedicated* Art Room. The Art Room is fleshing out with portable lights, more tables, storage for personal and community art supplies, and resident-led workshops and interest groups.

### **Details – Just a Few Figures**

The Independent Living side of the community counts 65 as of mid-December. With as many as 11 apartment-home vacancies observed last March, April, started a recovery trend that is not ceasing. Achieving the designation of *high-acuity* Assisted Living, means that with LPN/RN services, we can admit adults with certain, higher-level treatment needs. In this first year 13 residents occupy the AL wing. Efforts are being made by Independent Living and Assisted Living residents and staff to integrate effectively the social community Friends House is meant to be.

The budget, a long-time concern of the FASE Board and the Quarter, is being handled by professionals using a commercially designed accounting system. Analyses permit comparative scenarios for decision-making. We have found that living within the budget can be controlled in more ways than just belt-tightening.

Funding in respect to gifts and projects are managed by the Front Porch Foundation Office for all 19 member-communities. Funds established over-the-years here at Friends House were carefully transitioned by the FASE Board so clarity and utility remain the same as before merger. For Friends/friends who wish to contribute, checks made out to the Front Porch Foundation Office, and designated to a particular Friends House fund OR simply assigned to

Friends House are welcome as ever. Checks can be mailed to Catharine Miller, COVIA-Front Porch Foundation Director, at 2185 No. California Boulevard, Ste. 215, Walnut Creek, CA 945969814. Estate gifts are advised by Miller as well.

## **Resident Committees and Interest Groups – Only the Major News**

### FSG (Financial Study Group)

What was the Budget Committee has been renamed to parallel function and labeling at all Front Porch communities. Their news is that monthly budget updates are examined and reflected upon by this group of residents. They view the budget from the resident perspective and make recommendations or raise questions on expenditures.

### B&G (Buildings and Grounds)

This was a very challenging year – what with the looming threat of huge fires and the death of the very capable clerk of that committee. Acquisition of funds (mainly from residents) allowed pruning and removal of trees that had grown for years without funding for care. Additional monies were allocated by COVIA to “harden” the perimeter of the property against fire encroachment.

In addition, the committee has created two serviceable activity areas out of the vacant lots on the property. One termed the Taylor property (previously owned by the Taylor family) is a natural park with a perimeter path, small dog-play area, picnic table and seating for a small group, water access, and butterfly-attractive plantings. To provide a view of the park, part of the Ring-Road wood wall was replaced with a deer-discouraging 10’ high open wire fence and locking gate. Residents consider this a pleasant place for reading, picnicking, and even committee meetings.

The second property was the lot given by John Boles. The Boles Meadow sports a sunny area for as many as 8 vegetable and flower gardens, some seating for rest or reflection, water, and a larger dog play area suitable for younger dogs who need to run, chase, and hunt. The harvests from this season were amazing. One gardener brought home at least 10 huge pumpkins and squash, and others picked bushels of green beans, a dozen butternut squash, and zucchini too numerous to count.

The fruit trees are yielding quantities of fruit during the summer and fall. Some residents have shown an interest the cause of right-sharing next year so uneaten fruits do not go to waste.

### Sight and Sound Committee

Without two dedicated residents determined to bring us together, we would not have seen more than a few neighbors all year. They gave huge amounts of time connecting, controlling, and trouble-shooting so we could Zoom committees, programs, and management info meetings.

### Program Committee

In this year of NO-SOCIAL-GATHERINGS, resident relations did suffer from disuse. We missed our twice-weekly programs in the Library. The Program Committee struggled with this limitation and came up with a marvelous variety of programs by Zoom with speakers locally and across the water. Producing a resident-cast program for the holidays last December was a feat – and to have residents, families, and school groups Zooming in to enjoy the holiday readings and to socialize afterward was a “big deal.” Gradually, programs and movies are going “live” with seating limited and spaced.

### Other Accomplishments

An extended Afghan family, 11 immigrants in all, are being assisted by Chula and Hubert MorelSeytoux and many other local Quakers and residents. Housing, furnishings, personal items, transportation to offices and the local food bank, and just recently, a donated car are some of the notable help given.

### **Summary – To a Brightening Future**

It was important to provide this report to the Quarter, our constant “companion of the way” until this year. We understand you continue to be interested in Friends House. Although this past year at Friends House can only be compared to years previous, we who live here do believe it has been an unusually tough one to weather. With the solid social principles funding resident thought and action, we are taking our proverbial breaths, and often claiming pride in surviving well. That does not mean we are stress-free, but we believe many of our stressors have been put to rest. For this we thank the former FASE Board, the Quarter, and many quiet Quakers who have guided, given, and prayed.

Respectfully submitted,  
Maureen Glancy  
Resident Association Assistant Clerk

## Attachment B: Ministry and Oversight Committee Report

The quarter's Ministry and Oversight committee is charged with nurturing the quality of the worship in our quarter, and working with monthly meetings on issues relating to the quality of worship and good order.

The committee has been meeting in monthly worship to address a number of items, including supporting the clerk in planning the activities for our Quarterly gatherings. We have also been assisting several meetings in overcoming specific challenges. This has included outreach to several smaller meetings with a dwindling number of members or attenders, as well as a couple of meetings with some internal conflict.

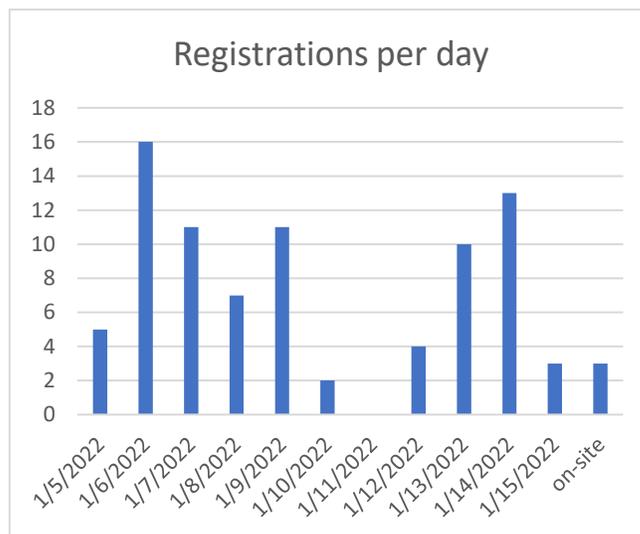
A recurring item on our agenda has been what to do about the suggestion to change the committee's name, with focus on replacing the term "oversight". Some people feel that it is part of our heritage as a religious body and should remain; others, including weighty Friends, feel that it may be a hindrance to newcomers. The committee reached unity that it is the responsibility of the Quarterly meeting as a whole to change the name. It has also reached unity on a larger point: we as members and attenders in our meetings need to think about ways to be more welcoming and affirming to all who cross our physical and virtual thresholds. We ask you to bring this question back to your meetings.

To better facilitate this work among our meetings, we sent a collection of queries to monthly meetings this past summer. As part of our continuing work on this matter, we are planning a series of calls between monthly meeting clerks or clerks of their respective ministry and oversight/counsel/care to learn and share how individual meetings are working towards true inclusivity. Expect invitations to these calls in the coming weeks.

In Peace, the College Park Quarterly Meeting M&O Committee

## CPQM Registrar's report – Winter, 2022

According to the generic timetable for preparing for Quarterly sessions, the announcement of the program and opening of registration on the Quarterly website should be published a month in advance. This time, the announcement was sent only 10 days before the day we gathered. To compensate, announcements were sent not only to Monthly Meeting clerks and representatives to CPQM, but to the list of attenders at the last (Fall 2021) session. This accelerated window did not result in a drastically lower number of pre-registrations (see bar graph)



A total of 88 individuals pre-registered through the website. Including 3 on the day of the gathering. Three more were counted as registering on-site. The number logged in as “arrived” was 79, meaning that 9 were absent (2 for known reasons). Morning worship had 47 attenders present. The Marcelle Martin “Faithfulness” workshop had 71 attenders counted. Afternoon worship-sharing had 41 participants. There were no programs for teens or children, and non attended.

The pre-registration total of 88 for this session compares to 129 for Winter 2021, 91 for Fall 2021, and 142 for Spring 2021 (90 counted as present), all conducted remotely. The higher numbers of pre-registrations were offset by more no-shows, as people tested their ability to engage in remote Quarterly sessions and decided not to follow up on their pre-registration.

