

Handicraft Club Board Meeting

The Squantum Association

Date: May 18, 2018

Members Present: Kit Barnum, Alice Beckwith, Sharleen Bowen, Deb Drinker, Margie Edwards, Heather Hahn-Fowler, Fran Gammell-Roach, Izzy Goff, Janet Jagger, Vivien Jones, Jozy Mainelli, Margaret Lederer, Nancy Moger, Kem O'Sullivan, Trish Poirrier, Rebecca Rubin, Sally Whitin, Judith Wilson

Members Absent: Sara Carcieri, Pamela Gardener, Marilyn Shealey

Meeting called to order at 9:35 a.m. by Jozy Mainelli, President

Secretary's Report: The minutes of the Handicraft Club Board Meeting held April 17, 2018, were unanimously approved.

Treasurer's Report: Filed electronically by Sara Carcieri and delivered by Kem O'Sullivan.

President's Report: Jozy Mainelli deferred her report to Old Business.

1st V P Report: Filed electronically by Fran Gammell-Roach as part of the Annual Meeting packet.

2nd V P Report: 78 have currently signed up for the 5/21 Preview Party; 90 are anticipated. Set up will begin at 9 a.m. on Saturday. Volunteers welcome.

Corresponding Secretary's Report: Filed electronically by Judy Wilson as part of the Annual Meeting packet.

Finance Committee Report: Budget filed electronically by Sara Carcieri as part of the Annual Meeting packet

Long Range Planning Report: Filed electronically by Sharleen Bowen as part of the Annual Meeting packet.

Class Report: Filed electronically by Margaret Lederer and Deb Drinker as part of the Annual Meeting packet.

House Report: Kit Barnum reported that an estimate re: HVAC for the rest of 42 College is in the works. Her report was filed electronically as part of the Annual Meeting packet.

Garden Report: Sally Whitin reported that a schematic and plant legend is being prepared for display in the front hall. Her report was filed electronically as part of the Annual Meeting packet.

Membership Report: Filed electronically by Izzy Goff and Heather Hahn Fowler as part of the Annual Meeting packet. Izzy added a reminder of the Prospective New Member Open House on May 23 and encouraged everyone to consider bringing a guest.

Investment Committee: Margie Edwards proposed that the new investment policy being developed with F.L. Putnam, who were retained as of March 31, 2018, be placed in a permanent, readily accessible file in the Office Manager's office, and in a member-only section of the website--along with other club policies. Margie's report was filed electronically as part of the Annual Meeting packet .

Societies Report: Janet Jagger requested that next year's club calendar be developed asap to facilitate planning. Jozy Mainelli commented that Rebecca will likely start working on he calendar in June; any dates that anyone knows about should be sent to Rebecca as soon as they are available so they can be included. The report of Janet Jagger and Vivien Jones was filed electronically as part of the Annual Meeting packet .

Historian/Library Report: Filed electronically by Alice Beckwith as part of the Annual Meeting packet .

Program Report: Filed electronically by Trish Porrier as part of the Annual Meeting packet. .

Nominating Committee Report: The slate of elected officers and committee members was filed electronically by Pam Gardener as part of the Annual Meeting packet .

Old Business:

Truman's Trolley: Judy reported that the 4-week trial of the "Truman's Trolley" shuttle service was very popular with both members and teachers. She distributed a usage report, and recommended continuing the service next year. She moved for the club:

To hire a parking/shuttle service for the 8-week fall term with the ca. \$15,000 cost absorbed by the Club as overhead, with no fees charged to the members.

That motion was defeated 12 to 4 with one abstention. It was replaced by the following motion, which was seconded by Alice Beckwith and unanimously approved:

To hire a parking/shuttle service for the upcoming year (2018-2019) which will include the fall, winter and spring sessions. The cost would be shared by the club and the members, as recommended by the Finance Committee.

Written Comments from April Survey: Heather Hahn Fowler agreed to send the board the electronic link to the April 7 survey of member opinion re: moving to a new historic house. She is also compiling the ca. 165 comments from the survey, which she will send to the board.

Hoppin House-Related: Jozy reported that the first meeting with attorneys Steve Queenan and his colleague Jean Harrington at Duffy and Sweeney was productive, and covered the basic areas where legal/tax advice are required in considering a potential purchase of a new property and sale of our existing one.

Fran reported she was advised informally by Matt Marcello of Hinckley Allen that we would need to seek a new property tax exemption should we purchase a new property, but that is apparently not uncommon and should pose no problems. This is to be confirmed by our own lawyer. Our receiving a property tax exemption should be a purchase contingency if we move forward. The usual time-frame for removing contingencies is 45 days, but this can sometimes be extended to as much as 90 days.

Nancy reported that we could apparently rent the 7000 sq. ft. HH carriage house to artists etc., without incurring property and income taxes, but that artists pay the Art Club less than \$2/sq. ft. Commercial real estate rentals are between \$17 and \$22 per sq. ft. but commercial rentals would trigger both property and income taxes. The expense of a property manager and the probable loss of some parking places should also be considered.

The probability of bringing a new building up to fire and other code requirements as a condition of transferring the property was discussed. However, any concerns that require due diligence and professional inspections could only be done after a Purchase and Sale agreement has been signed. Typically a 5% deposit is required upon signing a P&S., which is refundable if the deal is not as we desire due to what we find out from inspections and other contingencies.

Kit reported on the Facilities' Committee review of 140 Prospect Street floor plans. Some renovation would be required to make rooms accessible to each other, and kitchens would have to be converted to storage, but there does appear to be sufficient space to meet our requirements. The \$4.7million initial asking price makes this alternative not very realistic.

For 42 College Street, Jozy Mainelli asked Kit to check into basic information on what it would take, financially and process-wise, to add an elevator and an annex of some sort. Kit met with architect Lance Bay who said that new construction in general is about \$400/sq ft, but that we would also have to consider costs and processes of an historic property that has access issues, including approvals from the Rhode Island Historical Society, fire department, perhaps zoning issues.

Lance Bay also gave an unofficial estimate of \$4.5 million for tunneling into the garden from Benefit St. and creating below-ground parking and an elevator (which would remove one of the weaving rooms) as well as adding new classrooms in the upper garden. This ambitious scheme also appeared cost-prohibitive. Jozy Mainelli made a point to say that

his estimate was purely his idea of what we might do and shouldn't be taken as what we would definitely do but that it was good to at least know about basic costs of new construction and the process that would likely be required.

New Business:

Margaret proposed creating a policy on lost/stolen items. She was authorized to develop a policy for inclusion in future Membership Books.

Annual Meeting:

Sharleen described the plan for having the lunch tables themed by club activity, so information about prospective volunteers could be gathered while we ate.

The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Judy Wilson (for Marilyn Shealey)