



ANNUAL REPORT FOR LOHO AND THE SENIOR HAMLET

The following report to the Lopez Housing Options (LOHO) board, advisors, supporters, and the Lopez Island community summarizes important information, activities, and accomplishments for the year 2009.

Hamlet House (Adult Family Home)

The Hamlet House (Adult Family Home) is a state-licensed home that is able to care for up to six senior residents for their activities of daily living with 24-hour supervised care. Monthly rates range from \$2,890 to \$4,710, depending on economic circumstances.

Since opening in 2008, Hamlet House has served eleven seniors as regular residents or for convalescent or respite care.

- A new Resident Manager was hired and with further training, became the administrator.
- A state license inspection in June was successful.
- There were numerous activities at Hamlet House during the year, including: a musical sing-along twice a month, participation in the 4th of July parade, several birthday parties, and mystery chef dinners.
- A strong volunteer committee continues to provide advice and support.
- Currently there are four regular residents in Hamlet House.

Cottages

The Senior Hamlet Cottages are for independent seniors (62 and older). There are 14 living units in seven duplexes. There are seven 988-square foot two bedroom units, and seven 785-square foot one bedroom units. Six of the one bedroom units are designated affordable in the moderate category.

- Developed improved marketing materials.

- Created and staffed the model unit to show prospective residents.
- Organized several events at the Gathering Place (described under that section).
- Developed alternative entrance deposit plans that are now in place to attract new residents.
- Developed a rental plan and converted one one-bedroom unit for this purpose.
- At this time, seven of the fourteen cottages are occupied.

Gathering Place

The Gathering Place is the third component of the Senior Hamlet. This 2,880-square foot building is used for health, wellness, and social activities for Hamlet residents. This building also includes meeting, office, and storage space for LOHO and leased office space for Lopez Island Hospice and Home Support.

- The Gathering Place was permitted and opened in April 2009.
- There have been seven major events, including parties and lectures since the facility opened.
- The residents have used the Gathering Place for other smaller events, such as book clubs, writers' groups, etc.
- Guidelines for use of the facility have been established.
- Some fixtures and equipment were funded by a grant from the Archibald Foundation.

Fundraising/Financing

- The Development Committee, under the direction of Vice Chair Murray Trelease, raised over \$100,000 to help fund the completion of the Gathering Place.
- At the end of the year, the LOHO board approved the sale of its North Village property for \$259,000. The proceeds were used to pay for the Gathering Place construction and for Senior Hamlet operations.

Governance/Other, and a Few Kudos

- During the year, LOHO added four new board members: Charlie Janeway, Mary Wondra, Barbara Fleming, and Patricia Wiseman.
- The Board adopted a governance structure with six standing committees

The Senior Hamlet is now fully operational and all buildings have been funded or financed. We have a total of eleven residents, which represent 50% occupancy for the cottages and 67% occupancy for Hamlet House.

We recognize the substantial effort of our entire working board and our volunteer advisors. The following deserve special mention in this Annual Report:

- The Project Committee guided the design and construction effort for the last four years. Special thanks to Dick Schoenman, Mitch Hoyt, and Gary Tabasinske for their dedicated service, and to Jed Clark, our architect, and Wellman & Zuck, our contractors. This committee has now retired, with several members joining the new Buildings and Grounds Committee.
- Hamlet House experienced a change in the resident manager position and considerable challenges that were effectively addressed. Special thanks to Nancy Luebke and her committee for guiding us through these issues.
- Recognition and kudos go to our highly effective Landscaping Committee, chaired by Gale McCallum, who partnered with Peggy Means and Doug Benoliel and others to make our grounds attractive within a limited budget.
- We recognize the leadership of Ed Gutkowski, who chaired the Cottage Committee and left our board during the year. This committee has been renamed the Hamlet Committee, and is co-chaired by Patricia Wiseman and Bette Shuh. It focuses on marketing efforts to increase occupancy. A special sub-group was formed that includes Ginger Riggins, Ellie Roser, and Zane Hoyt, managing the furnishing of the Gathering Place. We thank them for their time and effort to make the Gathering Place a great facility for resident use.
- Our thanks to our treasurer, Carolyn Woodbury, for guiding us through a difficult accounting/financial period; to Shanley Lett, who has volunteered her time and expertise to manage our insurance effort; and to Raiti Waerness, who has now left our board, but has also left her imprint on many successful activities.
- The Board expresses special thanks to our financial supporters, who invested over \$1,000,000 in this 5.5 million dollar project. Without that support, the Senior Hamlet would not be a reality. Our committed and passionate working board is faced with the challenge to manage the Senior Hamlet in this difficult business environment. We are confident that our board, supporters, and advisors will continue collective efforts to make this unique senior complex a success, and the pride of Lopez Island.

A summary of board members, our committee structure, and assignments is attached.

Respectfully submitted,

Rip Van Camp, Chair

April 2010

**LOHO Board and Responsibilities
as of 4/20/10**

Officers

Robert “Rip” Van Camp
Chair
Chair, Building and Grounds Committee
Member, Finance Committee
Member, Nominating Committee

Gary Tabasinske
Vice Chair

Murray Trelease
Vice Chair
Chair, Development Committee
Member, Nominating Committee

Bette Shuh
Secretary
Co Chair, Hamlet Committee

Mary Wondra
Treasurer
Member, Finance Committee

Board Members

Nancy Luebke
Chair, Adult Family Home Committee

Gale McCallum
Member, Hamlet Committee
Member, Building and Grounds Committee

Gordie Rydberg
Chair, Nominating Committee
Member, Development Committee

Tytti Langford
Member, Adult Family Home Committee

Patricia Wiseman
Co-chair, Hamlet Committee

Mary Wondra
Member, Hamlet Committee
Member, Finance Committee

Carolyn Woodbury
Member, Finance Committee

Charlie Janeway
Member, Adult Family Home Committee
Member, Nominating Committee

Barbara Fleming
Member, Hamlet Committee
Member, Buildings and Grounds

Nominating Committee

Gordy Rydberg

Murray Trelease

Rip Van Camp

Charlie Janeway

Chair

Finance Committee

Rip Van Camp

Carolyn Woodbury

Shel Haber

Mary Wondra

Special Advisor to the Board on Insurance Matters

Shanley Lett