

RE: Chautauqua Institution Trustees Meetings August 23-24, 2013

Following are my notes from the recent sessions held in the Colonnade and Hultquist with most of the Trustees and senior staff in attendance.

Corporation Trustees and other CPOA members also attended these sessions and lent their thoughts to these notes, for which I am grateful.

As CPOA President, I enjoy observer status at these meetings. The four Trustees who were selected by the CPOA board and then elected by property owners represent us well and, along with other Trustees who are also property owners, promote a fair hearing of matters which impact the quality of life on the grounds.

Items of interest to property owners are the only ones I report here, though I was privileged to hear about program elements and other interesting matters.

Please feel free to contact me at any time via cpoarepresentative@gmail.com

Golf Course Rain Garden Construction Interrupted

Spring rains and other factors have delayed completion of this important segment of the Stormwater Management Plan.

New Architecture and Land Use Regulations Pass

Careful reading by a few Trustees during the final weeks prior to this meeting produced a few non-substantive edits and format changes. The Chair recommended passage of the new regulations.

Discussion focused mainly on whether new language had been injected to allow denominational houses in the core. Other than a momentary drafting error sometime in July, the new regulations do precisely what the old regulations did on this subject: the core district has been mixed use throughout its history and remains so.

A related confusion involved a denominational house organization which applied for status before the ARB on a Vincent brickwalk property which it owned. This application was subsequently withdrawn as unnecessary. Historically, occupants on that street and nearby have only to apply for variance when new construction occurs or when a business permit is issued.

The Chair voiced his opinion that subsequent alterations to the ALU regulations might occur as they are used in practice, but he and others who read them closely felt this new “book” was much easier to work with than the prior regulations, clearer and more directive, more protective of historical structures, and more certain for conforming development. He applauded Bob Jeffrey’s work and those others who contributed.

2013 Capital Improvement Projects

The Institution continues to make improvements to buildings, including the Hotel, as funds allow.

A few projects were carried forward to the fall season including completion of the Ravine repairs and a new brickwalk leading to the Cinema.

The “On the Grounds” tab (<http://www.ciweb.org/on-the-grounds/>) is updated periodically to display project status and other items of interest to property owners, including a link to the CPOA website at www.cpoa.ws.

CPOA Nominee Elected by Property Owners in August

Bob Jeffrey was elected at the August 10, 2013 General Meeting of the Corporation and will officially join the ranks of Trustees October 1. Bob has been named Chair of the Architectural Review Board by incoming Institution Board of Trustees Chairman, Jim Pardo. Many thanks were given which I share to outgoing board chair George Snyder and to the two-term trustee, Donna Zellers, who has contributed so much to quality of life on the grounds.

CUD Wastewater Treatment Plant Vote Passes

While not specifically addressed during the August Trustees meeting, permission to spend as much as \$408,000 from existing funds passed 77-1 in a vote of sewer district property owners on August 13. The vote stated that these funds would be used to produce an engineering design specific to the upgrade of the existing wastewater treatment plant facilities. Tom Cherry, Chautauqua Utilities District Superintendent and CUD board members will continue to research proposals emanating from the Chautauqua County Executive’s office concerning alternatives including combining with other utility districts.

If no reasonable plan emerges, the CUD commissioners say they will proceed to select an engineering firm to produce a design based upon our existing plant needs as anticipated in preparation for the upgrade project which is likely to cost between \$5M and \$7M or between \$88 and \$99 per \$100,000 property valuation. More information will be provided as key events unfold.

“On The Grounds” Provides Property Owners with Valuable Information

You should follow the Institution’s announcements at www.ciweb.org/on-the-grounds which you may find by clicking “About Us” at the top of every page.

My report today would be more extensive were it not for the diligence of the Marketing Department’s Communications Director, Matt Ewalt, and staff. In past years, CPOA trustees and officers have mailed and posted information on our website (www.cpoa.ws) not found so conveniently anywhere else.

My thanks go to the Institution for opening this resource to all Chautauquans. CPOA continues to encourage timely and complete coverage of matters pertaining to life on the grounds for property owners and our guests.