



*Hugh Butler, President, Chautauqua Property Owners Association*

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**RE: Chautauqua Institution Trustees Meetings February 6-8, 2014**

Following are my notes from the recent sessions held via teleconference calls, in the Colonnade, and in Bellinger Hall 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 (John Viehe, Jennifer Delancey, Greg Miller and Bob Jeffrey) represent us well and, along with other Trustees who are also property owners, promote a fair hearing of the concerns which impact 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.

*Training announced regarding the new Architectural and Land Use Regulations  
- Submitted by Bob Jeffrey*

After three years of community input the Board of Trustees for the Institution adopted revised Architectural and Land Use regulations in August of 2013. The new regulations became effective December 1 of 2013. To assist the community in becoming familiar with the new regulations, the Architectural Review Board and Institution staff are holding multiple training sessions. On February 5, more than 30 contractors, real-estate professionals and architects attended a two hour training session. This training session will be repeated in early May. To assist property owners with understanding and utilizing the new regulations, the ARB and Institution staff will hold training during weeks 2, 4, 6 and 8 of the coming season. These sessions will be announced in the Chautauquan Daily and advertised on the Grapevine.

To see the new regulations you may visit the Institutions web site please see link below.

<http://ciweb.org/about-us/about-chautauqua/downloads/file/143-alu-regulations>

Bob Jeffrey, Chair of the Architectural Review Board

*2014 Capital Improvement Projects*

Streets projects and upgrades to several Institution buildings will occur and the Hotel renovations will continue at a pace equal to the funds available.

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](http://www.cpoa.ws).

### *Accommodations Factors into Marketing Plans*

Newcomers to Chautauqua meet challenges from costs to parking to understanding the program and, of course, regarding food services and housing. A distressing majority of new visitors do not return, leaving the gate and parking pass sales short of the Trustee’s strategic targets which form the basis of the budget assumptions needed to sustain the Institution perpetually.

Requests for short-term stays highlight the Hotel where changes this year will reduce prices at the restaurant as menus move away from American to European plan options for guests. Improved room quality, a goal of investments made by the Institution, has helped to firm up prices and attract first time Chautauquans to the more flexible arrangements available at the Hotel.

Nevertheless, houses and apartments continue to attract certain family groups who prefer them over the denominational and guest house choices which form the bulk of dwelling units outside the Hotel. Marketing via the Accommodations website has been supplanted with “concierge” service at the Visitors Center and year round via telephone and email. Working with CPOA’s Property Owners Who Rent (POWR), the Institution intends to encourage a review system which will provide additional information about aspects of rental properties over and above what the owner provides in the directory.

### *Amphitheater Project*

With the public launch of the Institution’s Promise Campaign this spring, the hoped-for date approaches when philanthropy will be in place to fully fund the construction phase of this ambitious project. Certain aspects of the construction phase are being discussed which may be of interest to property owners in and around the project.

As previously reported CPOA will continue to provide input to Institution staff of potential impacts to properties and to the overall aesthetic blend, especially as it applies to outdoor lighting.

One aspect of this renovation project is the need for heavy equipment and materials to traverse the delicate inner streets of Chautauqua. When reviewing contractor bids, the Institution will decide which routes will be taken to the site weighing any road-building and road-repair factors including their potential impact on neighboring properties.

### *CUD Wastewater Treatment Plant Includes Expansion Capability*

Your Chautauqua Utility District commissioners and staff met recently with county executive Vince Horrigan as did I, Tom Becker and Doug Conroe to discuss county-wide lake wastewater treatment options. A commission composed of lakefront community representatives will review engineering options including inviting CUD to expand intake to include nearby communities not served by a sewer system. The plant upgrade engineering design currently in process includes consideration of additional capacity.