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2022 Annual Meeting Agenda

Tuesday, June 14, 2022

Summer Park Apartments

4 Summer Street, Hanover, NH

Followed immediately by Twin Pines Housing Board Meeting

Welcome & Chair Update

Scott Hesser, Board Chair

Treasurer Update

Jim Larrick, Treasurer

Executive Director Update

Andrew Winter, Executive Director

Annual Meeting Business

Scott Hesser, Board Chair

1. Adopt 2021 Annual Meeting Minutes
2. Election of 2022 new trustees

Adjourn



**Twin Pines Housing Annual Meeting
June 14, 2022**

Twin Pines Housing Trustees – Proposed Slate (*Returning)

Rudy Fedrizzi
Julia Griffin
Alexa Holleran
Denise Johnson *
Cindy Nicodemus
Julius Turner

About the proposed new trustees

Rudy Fedrizzi

Rudolph (Rudy) Fedrizzi, MD is the Public Health Services District Director for the White River Junction Office of Local Health (OLH) in the VT Department of Health.

From July 2018 until he accepted the OLH District Director position in April 2019, he was a practice facilitator for the UNH Institute for Policy and Practice's NH Citizens Health Initiative and its Northern New England Practice Transformation Network. He also served as a private healthcare consultant on projects involving food insecurity in children and improving the control and prevention of diabetes.

Dr. Fedrizzi previously practiced Obstetrics and Gynecology for 16 years, most recently as a partner in Every Woman's Care, PLLC in Ithaca, NY (2005-2009). His past administrative and clinical experience includes Chief of OB-GYN Services and training as a flight surgeon at Luke Air Force Base Hospital in Glendale, AZ (1993-1997 – Rank of Major) and Medical Director of the Northern New Mexico Women's Health and Birth Center in Taos, New Mexico (1997-2003). He holds medical licenses in VT and NH.

Dr. Fedrizzi relocated to New Hampshire in the fall of 2009 and in early 2010 assumed the non-clinical role of Director of Clinical Integration in the Center for Population Health at Cheshire Medical Center/Dartmouth-Hitchcock, a community hospital and multi-specialty physician practice located in Keene, NH. He held this position until June of 2018. In that role he took the lead in organizing integration efforts that purposefully and proactively link clinical services with community health partners and resources.

He is a summa cum laude graduate of St. Lawrence University in Canton, NY. He received his Medical Degree from Washington University School of Medicine in St. Louis, MO. He completed his Residency in Obstetrics and Gynecology from Vanderbilt University Medical Center in Nashville, TN.

He has three children, Julianna (29), Peter (26) and Ellie (17). He is an avid reader, whimsical birdhouse builder and reasonably consistent runner.

Julia Griffin

Julia received a BA in Government from Wesleyan University in 1979, a Master's in International Relations from Yale University in 1982 and a Master's in Public and Private Management from the Yale School of Management in 1984.

Julia began her professional career with the Office of Management and Budget for the City of New York in 1984. She then moved west to work as a Senior Management Analyst in the City Manager's Office for the City of Santa Monica, California from 1985 through 1990.

In 1990 Julia accepted the position of Assistant City Manager for the City of Concord and went on to become Concord's City Manager in 1992. She accepted the position of Town Manager for Hanover in March of 1996 and is now in her 25th year in that role.

Julia serves on the Board of the Upper Valley Business Alliance, CATV, the HOPE Foundation (Hypertherm), Clean Energy NH and regularly volunteers for Granite United Way as a member of the Upper Valley Community Impact Committee. Of all of the work she does for the Town of Hanover and in the region, some of her most satisfying in recent years has been in support of the Town of Hanover's Ready for 100 pledge to transition the entire community to 100% renewable energy by 2050.

Alexa Holleran

I grew up in Hanover, the youngest of four sisters. Due to being my parents' "post-afterthought", I got to see them in their evolved careers and selves, my father having left the rat race of a legal career in Greenwich, CT, and instead finding work-life balance in real estate in the Upper Valley, and my mother having evolved into a dedicated philanthropist and board member of several organizations. My older sisters went into professional sports, education reform, and real estate, respectively.

I went to Exeter and Williams, and then spent about 10 years doing a smorgasbord of professionally outdoorsy things -- guiding backcountry trips, teaching in outdoor ed, timber-framing, farming, being a potter -- while completing my pre-meds piece-meal. After finishing those up, I got my NP from UVM in 2017, first worked coordinating the nursing program for The Aloha Foundation, where I had spent many of those outdoorsy years and many summers before that and have now been a primary care provider at Alice Peck Day for 3 years.

During my short time working in medicine so far, perhaps my biggest eye-opening -- in addition to the sheer volume of information there is to know about the practice of medicine! -- has been a growing awareness of socioeconomic inequities and so-called 'social determinants of health'. I work to mitigate these impacts on a daily basis with my patients and have been looking to find a way to do so on a larger scale. Joining the TPHT board seems like just such an opportunity, and I would be honored if folks would have me.

Cindy Nicodemus

My name is Cindy Nicodemus. I am from Ohio but have spent most of my life in Vermont. I am the mother of an 8-year-old girl, a 17-year-old foster daughter, and a 21-year-old son. I have a Bachelor of Science degree in Prevention and Community Development. While completing my degree I worked part time at the Clara Martin Center (a mental health agency) in Randolph, VT. Upon earning my degree, I began working for Health Care and Rehabilitation Services of Vermont (HCRS) as a Child and Family Case Manager. After almost 5 years there, I left that job when my daughter was born.

I currently homeschool my 8-year-old while taking care of a 4-year-old boy and his 1-year-old sister. My 17-year-old attends Hartford High School, and my 21-year-old works part-time at Best Buy while taking college classes at CCV.

I am a member of the Disabled American Veterans Auxiliary, and I co-lead a Girl Scout Troop. I worked with Twin Pines Staff as a case manager while at HCRS, and I became a Twin Pines resident in 2016 after a 2-month stay at the Haven. I lived at the Overlook property for several years before moving to the Hillcrest Property where I have been for almost 4 years.

Julius Turner

My name is Julius Turner, and I was born in east Texas in a small town called New Boston. After graduating from high school, I attended Prairie View A&M University where I received a bachelor's degree in Electrical Engineering. After graduating, I worked for AT&T, Kimberley Clark, and Levi Strauss. After a successful career as an engineer, I decided to attend Northern Arizona University in Flagstaff, AZ, to pursue a counseling degree. I graduated with a Master of Education in Counseling Psychology. Next, after receiving my masters, I worked as an academic counselor at Collin College in Plano, TX, and then taught tenth grade math at Waxahachie, TX. After two years on teaching, I went back to become an engineer and worked for outstanding companies. I held positions as Project Service Manager, Operational Excellence Lead, Continuous Improvement Manager and now as a cLEAN Partner II at Novo Nordisk since 2020.

I am single with three children. I have an identical twin brother who is also an engineer who resides in Louisville, KY. I am a member of the Kappa Alpha Psi Fraternity, and I am currently living in Lebanon. I moved here in June 2020 from Texas, and I am slowly carving my way as a part of this community as a member of the Public Health Commission Board of Directors and a member of the UV Equality Anti-Racism team.

Email vote to: david.crandall@tpitrust.org

Subject line: 2022 vote

1. Adopt 2021 minutes – Aye/Nay
2. Approve Trustee Slate – Aye/Nay

Twin Pines Housing Trust Annual Meeting
June 17, 2021
Village at Crafts Hill, West Lebanon, NH

Welcome and Chair Update: Scott Hesser called the meeting to order at 4:40 pm and made introductory remarks regarding the challenges of dealing with the pandemic and applauded the extraordinary work of the Twin Pines staff. He cited Twin Pines achievements this past year, including:

- The completed renovation of the units at Crafts Hill
- The completion of construction at Summer Park in Hanover
- Moving forward with construction at Wentworth II in Wilder and WRJ
- The great work in particular of the Resident Supportive Services team addressing the increased need stemming from the pandemic

Treasurer Update: Jim Larrick provided an update of the financial conditions of Twin Pines as well as steps the organization has taken during the Covid 19 pandemic.

- It was generally an excellent year financially
- Jim recognized the work of CFO Beth Long
- Twin Pines had \$4.2 million in total revenue which represents a 40% increase from 2019
- Charitable donations increased significantly centered around a 30th anniversary fundraising effort
- Revenue from development fees increased dramatically
- \$3.6 million in expenses; net was \$600K in net assets

Executive Director Update: Andrew Winter also thanked the entire staff for going above and beyond during a very challenging year. He also highlighted the road ahead for Twin Pines:

- New homeownership units are being constructed at Safford Commons in Woodstock, VT
- We will be moving families into Wentworth phase II in Wilder and WRJ this summer
- We will be completing 18 units at Summer Park in Hanover for senior residents and those with disabilities
- In 2021 we will be talking with St. Paul's Church and the Haven in Wilder about developing units for residents at risk of homelessness
- We are also looking at other opportunities in the area to create additional rental housing

Annual Meeting Business:

Board Secretary Ethan Frechette led the following portion of the meeting.

Annual Meeting Minutes 2020: After being duly motioned and seconded, the Minutes for the 2020 Annual Meeting were approved.

Election of Trustees by Voice Vote: After being duly motioned and seconded, the Following individuals were approved as new or returning Trustees:

1. Evan Cross (new)
2. Sara Kobylenski (returning)
3. Sara Leswing (new)
4. Jim Larrick (returning)
5. Patrick O'Hern (returning)
6. Karen Zook (returning)

Board Members Present: Ethan Frechette, Scott Hesser, Denise Johnson, Jim Larrick, Patrick O'Hern, David Otto, Allan Wieman, Angela Zhang

The meeting was adjourned at 4:55 pm.



Ribbon Cutting & 2022 Annual Meeting

Summer Park Apartments
4 Summer Street, Hanover, NH

RSVP by June 7

Email: David.crandall@phttrust.org
Phone: 802.291.7000

Annual Meeting Votes

Adopt 2021 Meeting Minutes
(go to www.phttrust.org)

Election of TPH Trustees (**New)

Rudy Fedrizzi *	Denise Johnson
Julia Griffin *	Cindy Nicodemus *
Alexa Holleran *	Julius Turner *

Absentee E-Vote Instructions

Email vote to: David.crandall@phttrust.org,
subject line: 2022 Vote

1. Adopt 2021 minutes – AYE/NAY
2. Approve Trustee Slate – AYE/NAY

Attendees will practice social distancing and other safety protocols in an open-air tent. Light refreshments will be served.

Twin Pines Housing
226 Holiday Drive, Suite 20
White River Junction, VT 05001