

Federated Clubs of Granville Annual Meeting Minutes

September 9, 2025 6:30pm

The annual meeting of the College Town House Federated Clubs was opened at 6:30 pm by Lara Benschoter, President. Introductions were made of board members and club members in attendance.

Roll Call of Board Members and Club Representatives:

The following officers were present:

President: Lara Benschoter

Vice President: Kim Schmidlin

Secretary: Nancy Allen

Treasurer: Sue Lilly

Chairman House Committee: Judy McCallen

The following club representatives were present: Rita Kipp and Linda Frail (Winter Picnic), Chuck White (AM Spirit), Julie Vanwey (Heritage Hookers), Rose Wingert (Antique Study Club), Karen Layton (OMGI Monday), Bob Nicholson (Impact City)

A. Review and Approval of 2023 Minutes:

1. Kim Schmidlin made a motion to approve the minutes from the September 10, 2024 club meeting, Karen Layton seconded the motion.
2. September 10, 2024 minutes were approved with no concerns noted.

B. Denison Report: (no Denison representative present) Report: Lara Benschoter presented the Denison info:

1. Basement will be cleaned by Denison. The clubs will be contacted when the basement will be cleaned so all clubs can mark or move their belongings.
2. First floor apartment will be cleaned by Denison. This room will be used by the clubs for storage.
3. House repairs to include: porch railing and rotting porch boards will be repaired and repainted.
4. Town house wood floors will be cleaned and refinished.
5. Some lighting will be replaced.
6. The porch swing will be replaced and installed.
7. Denison will continue to maintain the lawn on Friday.

C. President's Report:

Presented by Lara Benschoter

Lara Benschoter requested clubs send an email to her with meeting dates for the year so the dates can be confirmed on the calendar (lara@lunchboxcreative.com); plus the names of two club representatives (phone number and email) if needed to contact.

D. House Committee Report:

Presented by Judy McCallen

Repairs:

- Front porch (partial) and ramp redone. The rest of the porch will be painted along with a few places repaired.
- Entryway water damage was repaired due to water damage.
- Floors in main part of the house will be deep cleaned. When this is scheduled the house will be closed for a week (probably January). Judy will send out the dates when scheduled.
- Lighting will be updated (no date or details at this time).
- Clean out of the basement. If clubs have anything stored in the basement it should be stored in tubs and marked so it does not get disposed of during the cleaning and organizing. This will include items and totes in the closet off the restroom, shelves and cupboards.
- Cleaning and some repairs to the apartment will be done due to very poor condition. Plans are to clean, and paint for now. The bathroom, kitchen and floors will have to wait since it is extensive and not in the budget. The apartment will be used for storage when this is complete and the door will be closed at all times. When that time comes a key will be available to access.

Supplies:

- TV for use in meeting room with rolling stand was added.
- Cordless mop floor cleaner.
- Small hand vac for quick pick ups (located behind speaker in dining room).
- Seasonal decor.
- Two new rugs in the dining and parlor.
- Moved piano for more room in the meeting room.
- Coffee pot for house use.
- Set of knives and serving utensils added.
- Several new tablecloths for all of the clubs to use.
- A few kitchen supplies/organizing bins/kitchen towels.
- Normal cleaning products, sanitizer, paper products, & soaps.
- Four additional folding chairs.
- Two chairs with cushions and table set for porch.
- A new stove (April 2025) was provided to Town House by Denison due to stove not working.
- Charging station in dining room for phones and devices.
- Cell Phone was purchased to get Town House phone number back that had not been authorized to be transferred (220-246-7180).

Services:

- House power washed and window cleaning completed in August.
- Carpets cleaned.
- Mulch was done.
- Drive was repaved.
- Outdoor cameras were put up.
- Dining side table, and chairs repaired.
- Attorney services bill pending due to ongoing legal expenses regarding Cathi's (former caretaker) dismissal/eviction/harassment.

Needs:

- Pots, pans and bakeware.
- Silverware (not returned from former director)
- Call to change renter code.

A swing has been picked out and waiting for Denison to purchase and install.

There is a checklist posted in the kitchen and has also been emailed to each club representative as a reminder to leave the town house clean. Please review this list before leaving so the house will be clean and ready for the next club. All clubs are responsible to do this. Check all rooms.

The house will be cleaned once a week and on rental weekends (someone has been recently hired to do this).

All clubs and their members can ONLY access the house during their meeting time. Bring your supplies during that time. Report any damage or repairs if any occurs during your meeting time.

E. Treasurer's Report:

Presented by Sue Lilly

Sue Lilly presented a positive budget. An audit needs to be done with two outside club members present, (Julie Vanwey and Rita Kipp signed up to do this). Past balance (9/10/2024) was: \$13,429.78; Current ending balance (9/9/2025) is: \$18,381.02. Total income was: \$15,214.47 (club dues, rentals, grants/donations); total expenses were: \$10,263.23.

F. Old Business:

Presented by Lara Benschoter. Cathi Zupancic no longer works for the Town House and no longer resides in the Town House apartment.

G. New Business:

Presented by Lara Benschoter.

1. All clubs should have their members fill out a dues form and return to Lara Benschoter.
2. Send club meeting dates to Lara Benschoter.
3. Clubs should send the names and contact information of two club representatives to Lara Benschoter.
4. Granville Candlelight Walking tour is December 6th. The annual craft show at the Town House will be held. This is the 40th year for the Candlelight Tour.

H. Nominations:

1. Vice President for 2025/2026, 2026/2027 (two year term): Sheila Geiling was nominated by Julie Vanwey and seconded by Rose Wingert. The motion was unanimously approved.

2. Treasurer for 2025/2026, 2026/2027 (two year term): Sue Lilly was nominated by Kim Schmindlin and seconded by Judy McCallen. The motion was unanimously approved.

Open for Comments:

1. New code for clubs was given.
2. Copy of the treasurer report was made available.
3. The Town House is a nonprofit and the Town House is not close to the limit so can continue to claim this option.
4. Dues (for the year) (for a 4 hour usage): \$10.00 per club person with clubs meeting 1 time per month; \$15.00 per club member with clubs meeting 2 times per month; \$20.00 per club member with clubs meeting 3-4 times per month; \$15.00 per club member with clubs meeting 1 time per month for 8 hours.
5. A question was asked about going in the night before to set up for a meeting the following morning. Unfortunately with the TH being used so frequently this will not be an option as generally clubs are using the TH.
6. Club representatives are responsible to check the house including the kitchen, bathrooms, trash and dishes before they leave.
7. The heat and air can be adjusted by the clubs to accommodate (please return to the set temperature before leaving).
8. If clubs hear an alarm please let the club president know.
9. When the basement and apartment are cleaned out, we will be putting club supplies in the former apartment.
10. When the former apartment is cleaned and used for storage a key or lock system will be given to club representatives.

Next Annual Meeting:

The next annual meeting of the Federated Clubs meeting was scheduled for September 8, 2026 at 6:30pm

Adjournment:

7:33 pm

Respectfully Submitted,
Nancy Allen, Secretary