
Monthly Trustee Meeting Minutes

North United Methodist Church
12 February 2020

In Attendance: Jeff Bonner, Andy Hein, Chuck Teague, Kathleen Custer, Julie Eggert, Marcia Dyrud-Case, Mike Schweiss, John Hughes
John Drake-Treasurer
Absent: Steve Balko, Jeffrey Perkins

Reflection/Prayer

Review and approval of 08 January 2020 Minutes - Approved

Treasurer's Report

John Drake brought an update of our cash balances as of January 31, 2020

- Balance of all Endowments: \$381,997.74
- Balance of BC Endow: \$293,970.11
- No distribution for 2020 yet.
- 2019 disbursements were approx. \$130,000
- This is separate from Chuck's operations budget
- Andy proposed that we put together a list and budget of what it will take to bring our building up to "like new" condition before our centennial in 10 years. This could help us to determine whether we need a capital campaign or planned giving to support this work (working with the Finance Committee). Chuck has a master list, some with numbers. We need to begin to work on this list in order to be ready for 2030. We will add an agenda item to review and prioritize the list each month.

Project Updates from Chuck Teague

- HVAC – Irish Meeting
 - Alarm testing still to come-Chuck to coordinate via a regular preventive maintenance. He will let us know when this is happening in case you want to be there.
- Refurbish 38th Street Signage
 - We have permits!
 - Drawings approved by Jeff Bonner
 - Tree and brush removal to be scheduled
 - Existing sign was removed. Target completion: April 2020
 - Need to put a banner out front so that people know that we are still here.
- Tile and paint community room hallway
 - Tile done
 - Chuck to schedule the painting
- Playground Equipment Removal
 - Still needs some invasive species removed (ground cover). May be done in conjunction with the Green Team. There is also a large maple that could be removed when the trees and brush are removed in the sign area.
 - NOTE: The Green Team has invited an invasive species expert to come and present to the congregation regarding what kinds of trees/plants are native to Indiana (April 19). We may wait to remove the maple until after this presentation.

- Parlor/Restroom/Conference Rooms (Kathleen Custer)
 - Drawings dropped off by Jim McQuiston (Chuck to forward to Trustees)
 - Trustees will set up a separate time to review drawings in more detail.
 - A couple of additional sets of documents will be made for us to view near Chuck's office.
 - We need to consider phasing the project and how to phase it (Trustees would like to complete the restrooms all at the same time, then do the parlor/conference room part).
- Alarm System
 - No open items
 - Waiting on proposal to integrate access and camera systems-Interface Alarm Systems can potentially tie our burglar alarm system in with our camera system to have immediate access to determine if it is a true alarm. The second part would be to tie in the West and South Entry in so that doors could be locked and viewed off site.
- West Entry Step Lighting and LED Updates (Andy Hein)
 - Started with a quote from Energy Harness LED Lighting Solutions for the Education Wing at \$13,000 with a payback period of 2-4 years. Fixtures/ballasts would be cleaned and re-used. Five-year warranty, including bulb replacement
 - Would like to do one project with one company in order to keep everything uniform
 - This could be used as an example project for the Centennial Project
 - **Trustees moved, seconded, and approved** the project as quoted. Plans to be communicated to the congregation after the next board meeting.
- Interior/Exterior Wall Repair
 - Warrenburg Painting, LLC completed a test area by Darren's office. The contractor noted that this is common in older buildings. The texturing was done using cat litter and wasn't blended as well as Chuck would have liked. John noted that sand is better because it can be of a more uniform size. Also, too much texture can catch dust. The preference would be to minimize texturing as much as possible.
 - Proposal received from ARSEE Engineering to document locations, investigate cause, provide their best ideas for remediation and write a report for \$7500. Chuck to re-investigate and ask them to quote a price to examine one area and do the cause/remediation piece without all the other stuff.
 - We will also consider scraping and doing color-match paint repair in the Sanctuary for aesthetic purposes (prior to a long-term solution)
 - Chuck to contact both Warrenburg and ARSEE to find out where other work in older buildings have been done so that we can perhaps check out the work at the other buildings
- Sound System-It was difficult to hear the microphone in the choir loft on Feb 1.
 - Adjustments were made to Tiffany, Diane and Darren's microphones and across the sanctuary. Darren to get a new microphone that will work better for him. Sound engineers say we have good equipment.
 - The sound engineer brought the volume down very low on the choir loft speaker because it was causing interference with other equipment. Chuck will give it another look.
- Parking Lot Striping
 - Let's come up with a plan that can work with restriping the parking lots. To repair, seal and re-stripe was quoted by Otto: Approx. \$18,000.

Tuesday Crew

- Tile and paint associate pastor office (2020)
- Motion sensors on restroom lights-make sure to set timers appropriately.

- Bell Tower leakage: John examined it. Photos show leakage on the SW corner. It slopes from NE to SW. Walls are 3.5 ft thick. Water ponds at the scupper. The pipe needs to be re-lodged to stop leaking. Roof looks OK, but where water is ponding, we may have damage. First step is to re-lodge the pipe.
- Announcement boards in Community Room

AOB

- HVAC – Pastor/Office Manager Offices (2020)
 - Jeff spoke with Pastor Darren, he is not pushing for this at this time, I would like to see if we can find a way to provide some relief from the air infiltration to help stabilize his environment. This can be added to the Centennial list

Wrap-up and next meeting Information

Next Meeting: March 11, 2020