Keller UMC Board of Trustees

Minutes from Zoom meeting

May 19, 2020

The Keller UMC Board of Trustees met on May 19, 2020 via a Zoom meeting. After a review and approval of the meeting minutes from the April 21, 2020 meeting, the Board of Trustees discussed the 2020 Keller UMC facilities priority items. Some of the higher priorities include drainage, security, and cost savings with utilities. The Board of Trustees, with the direction of Tom Belter, have focused on drainage issues at the church. The Board decided to wait until after Phase I of the drainage project was finished before addressing issues with the FLC foundation. The purpose for waiting is because the drainage repairs may have a positive impact on the FLC foundation issues. The Trustees will consult with a foundation engineer once the drainage repairs are complete. During the meeting, it was agreed to move forward on the previously approved Phase I drainage project that includes gutters on the DAC and improvements to an exterior drainage pipe.

Priority items affecting utility cost savings include the HVAC repair and replacements, kitchen appliance replacement, fluorescent fixtures replaced with LED fixtures to save money in the long-term with bulb replacement. The Board decided to replace HVAC units as needed. Last year the Trustees decided to replace multiple older units at the same time to save money with one crane rental fee. The remaining units will not require a crane lift; therefore, they can be replaced as needed.

The Board of Trustees discussed other energy related topics. The Board agreed to wait and replace kitchen oven appliances since they are not being used over this summer. The atrium lights from the DAC to the Sanctuary, which were believed to be out of code compliance were inspected and determined to be acceptable by a city inspector. The Board agreed that the light fixtures in the meeting rooms should be changed to motion sensor to help with energy efficiency. The two parking lot lights that were out have been replaced. The need to replace the parking lot lights with more efficient LED still exists, but it is a costly replacement. The Board of Trustees have also considered the need to replace the light fixtures in the main hallway of the DAC with more efficient LED fixtures; however, this would also be very costly. The Board has decided to lower the priority of replacing light fixtures with more efficient LED light fixtures, due to costs.

Utility costs are down, mainly due to the church being closed from COVID 19 restrictions. Other contributing factors include sprinkler repairs and other energy related repairs.

Regarding security, the Trustees discussed the accessibility between the FLC and the Sanctuary during the week, which affects Building Blocks security. There are two metal pull down doors that can be closed and secured during the week. A long-term solution would be to remodel the smaller pull down door into a wooden interior doorway.

Other lower priority items included the exterior west doors to the FLC, which have been adjusted over the years to ensure that they close and lock. This issue may be tied into the FLC foundation issue. There is soffit damage on the north side of the sanctuary and FLC. These repairs will be included with the Phase II drainage plans that will focus on the north side of the church. There is a need to address the lighting in the music room. There was a bid in place to make improvements prior to the COVID 19 pandemic. The Board of Trustees will follow up on the bid when funds are available and a project description is finalized.

The decision to replace any out buildings was put on hold due to being a major project.

The Board of Trustees received updates on several projects that the facilities staff have been working on. The facilities staff has completed multiple painting and wall repair projects throughout the church. The staining of the wood to the front entrance of the church is complete. The needed repairs to laminate on bathroom counters is complete as well. An electrical switch in the electric room has also been fixed.

The Board of Trustees rounded out their meeting with topics brought up by board members. The condition of the rose bushes was brought to the Board’s attention. The bushes are diseased with a common plant disease that has affected other rose gardens in the area. It was decided to wait until after summer to replace the rose bushes. They will still bloom throughout the summer, but due disease the blooms will not be as attractive as they once were.

Bob Whetson spoke regarding the bricks in the prayer garden. A third vendor has provided a bid to repair the brick path and level it to its grade, which will remove the trip hazards along the path. The brickwork will not interfere with Phase I of the drainage project. There was also concern regarding damage to the bricks from mowers. Contractors mow the area and a request will be made to not use riding mowers in that area and to be more cautious around the bricks.

Lou Tiner asked about one of the trees on the north side of the church that is not healthy. The watering bubbler for the tree was not working properly, but was recently fixed. An arborist advised that the tree is alive and healthy and will survive with proper watering over the summer.

The Board of Trustees are committed to staying active with our current priority list. As church operations slowly return and budget allows, the trustees will continue completing the tasks on the list.