

KUMC Board of Trustees
Meeting Minutes
May 17, 2021, 6:00 pm, Held via Zoom

Attendees: Paul Anderson, Laurie Ballard, Jessica Coleman, Brady Sterchi, Earl Teague, Lou Tiner, Wayne Ward, and Bob Whetson

Others: Pastor Jason Valendy, Joey Gillaspay (Facilities), and David Burke (Lay Leader), Cathy Dill (Director of Serving Ministries)

The meeting was called to order at 6:00 pm.

Pastor Jason opened the meeting in prayer.

The April meeting minutes were unanimously approved.

New Business

The Resource Center Clothing Closet Operational Plan

After her initial presentation to the Board in April, Cathy Dill, Director of Serving Ministries, returned to present the operational plan and expenses for the proposed new Resource Center Clothing Closet. Startup expenses and ongoing operational expenses were shared. All expenses will be covered within the designated funds for community outreach programs. There will be no costs associated with the clothing closet to be included in the Trustees' budget.

The proposed timeline was shared and the closet is anticipated to open in August 2021 before school begins.

There was a motion to approve the Clothing Closet plan, seconded, and approved with a vote of 8-0, with 1 absent.

Associated Eagle Scout Projects

Brady Sterchi noted there is one Eagle Scout candidate working on helping with the clothing closet startup. Ongoing communication for this project will be handled via Cathy and Joey.

Hail storm damage status update

Bob Whetson and Joey Gillaspay provided an update on the hail storm damage. An initial adjuster visited on May 7, 2021, with the church's roofer in attendance. The following damage was noted at the time of the Board meeting:

- Significant damage to roofs, including:
 - shingled roofs require complete replacement
 - denting on metal roofs
 - the flat membrane roof will require additional testing to determine extent of damage, as there are several leaks within the building where the flat roof is located
- HVAC units sustained damaged, especially FLC units as they are less protected than those above the DAC and sanctuary.
- Stucco damage to the screen, which may have been a cause of some of the leaks.
- Exhaust fans, gutters, and metal trim have been damaged.
- There is damage on the metal structure of the sanctuary skylight.
- Cross wall Hardie board has been damaged.

- There are holes in the playground sun shades.
- Leaks include:
 - Sanctuary bathrooms
 - Narthex
 - 3-4 places that are continuously dripping. ~10 places that drip when raining.
 - Leaks are currently mitigated using buckets and caulking.

The Board would like to also ensure the exterior lighting fixtures are checked for damage.

Regarding the insurance policy, the church has a secondary policy that pertains to the roof that will cover a percentage of the deductible for the roof repairs. There was concern for what kind of out of pocket expense would be required in total. It was noted that the FLC HVAC unit replacement is currently in the 2021 budget, which may be directed toward necessary repairs.

A second adjuster visited on 5/18/21, after the Trustees meeting. In attendance were Bob Whetson, Joey Gillaspy, Scott May - McLarens National Adjuster, Mason Gates - McLarens Local Adjuster and Justin Slevin - DBI Project Manager. Also in attendance was Mike Ratterree, Ratterree Heating and Air and Brad from J & R Roofing, the established church contractors. The purpose of the meeting was to begin a deeper dive into the extent of the damage and begin the process of scheduling testing of the composite roof structure and HVAC systems. A small team of Trustees and additional church members with insurance industry and commercial building cost estimating experience will be utilized for their expertise during the claim and repair process.

Facilities Director Report

Joey Gillaspy provided the Facilities report. Most of the trees have come back and started to leaf out. There is one large tree in the back of the DAC that did not survive the snowstorm. There are approximately 28-30 Indian Hawthorn bushes that will need to be removed, as they did not survive. Volunteers will be solicited for removal. These bushes can be removed without immediate replacement as they are not on the city's tree plan. A plan for replacement will be prioritized as cost and nursery stock allow.

The Facilities budget is currently at 24% of the year, with 40% of the year past.

Existing Business

FLC foundation repair schedule

Bob Whetson provided the schedule for the FLC foundation work. Work has been scheduled to start on Monday, June 7, and is expected to be completed in 2 days. The building is ensured to be empty that week.

Playground sun screen schedule

Lou Tiner provided the schedule for the playground sun shade. Installation should occur the first or second week of July, after Building Blocks ends for the summer and after VBS. The installation will take 3-4 days. It was decided that the poles will be green and the covers will be earth tone tan. The cost to replace and install the two smaller canopies that were damaged by hail was confirmed to be \$2,185. The Board approved scheduling the smaller canopy replacement at the same time as the larger canopy installation to save on additional installation costs.

Drainage project update

Laurie Ballard provided that there were no further updates at this time. Mickey and Joey have been working to identify additional companies to obtain more bids.

Kitchen appliance update

Jessica Coleman presented the bids obtained for the kitchen appliances. Two bids from local restaurant suppliers were obtained and comparable pricing was gathered from Amazon. Hawk Plumbing will install any kitchen appliances purchased. The Trustees inquired about delivery times and warranties. There was discussion on the griddle options and pricing. Jessica will reach out to Cowtown and Mission restaurant suppliers to refine delivery schedules, warranties, and griddle pricing.

FLC west entrance concrete fracture

Bob and Joey noted that after the FLC foundation is replaced, the west entrance concrete will be repaired. Additionally, filling and repairing of the tilt wall seams will take place.

Additional Discussion Items

Creation of Keller UMC Foundation

Bob was contacted by a member of the Finance committee about creating a Keller UMC Foundation, to establish an endowment fund for significant donations. A presentation and discussion will be scheduled for a future meeting.

Closing

The next meeting is scheduled for June 21 at 6 pm. It is expected that the meeting will be in-person with the option to join via Zoom.

The Trustees joined together in a closing prayer.

The meeting adjourned at 7:08 pm.