

KUMC Board of Trustees
Meeting Minutes
June 21, 2021, 6:00 pm, DAC Room 416

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

Others: Joey Gillaspay (Facilities)

The meeting was called to order at 6:01 pm.

Bob Whetson opened the meeting in prayer.

May meeting minutes were approved unanimously.

New Business

Facilities Budget Review

A Budget summary was provided and discussed. The Facilities budget is currently at 33% actual to annual budget. The hail storm damage claim and repairs will be added as a separate line item.

Hail storm claim update

Bob provided a full update and expected plan forward on the hail storm claim. On June 1 a full inspection was completed of the church property. In attendance were: DBI construction - hired by the adjuster to assist with assessment, Brad Patterson with J&R roofing, Mike Ratteree with Ratteree Heat & Air, Joey Gillaspay, and Bob Whetson.

Testing was performed on flat roof structuring including inspection of the decking under the composite. It was confirmed that damage was sustained to the decking. Additionally, saturation testing showed the decking had been compromised. Photos were taken to document the damage.

All shingled roofs were confirmed to need replacement. Metal roof and flashings were inspected and damage noted.

HVACs were inspected. Mike Ratteree provided a full report of documented damage, what needed repaired vs. what needed to be replaced, all estimated at \$231,000. All units are functioning, but TBD how long they will continue. Four FLC units are recommended to be replaced. This year's budget includes \$35,000 to replace 2 of those FLC units.

Stucco damage repair strategy may be in debate as far as whole wall vs. spot repair. Some of this may have resulted in the leaks. Brad Patterson identified and repaired leaks to mitigate further damage.

The assessment by DBI is expected in the next week or two. At that time, the claim sub-committee will meet to review the assessment. Then will meet with McClaren and DBI. And finally, present findings and recommendations to the full Board of Trustees.

McClaren authorized a \$250,000 advance against the claim to begin repairs, as communicated to the congregation. This is not the total claim amount. The deductible is expected to be ~\$25,000. It will be determined with the Finance committee from where the funds will originate.

It was noted that all buildings on the property, including the Resource Center, Scout house, Wesley house, and barns, are all included in the assessment. A recommendation was made that funds to repair some of the structures, such as Wesley house and pool house, may not be used for repair and the committee determine if they can be torn down.

The Trustees discussed the requirement to obtain 3 bids and if the sole source provision may be used.

Existing Business

Foundation

Bob provided an update on the FLC foundation repair. The FLC tilt walls were stabilized the week of June 7. Fourteen (14) piers were installed. Final invoice received and submitted for payment. The mastic between the tilt walls still needs to be repaired and bids will be obtained. Additionally, the concrete fracture on the west entrance is yet to be repaired.

Playground sun screen

Lou Tiner provided an update on the playground sun screens. Final project scope includes 3 screens: 2 small screens to replace the existing and 1 large new screen. All screens will be beige in color. The new large screen is waiting on drawings and permit, with the earliest expected installation to be August 9. The 2 existing small screens will be removed so the new may be cut to the same size. The 2 new screens will be installed at the same time as the large. Prior to August 9, the footers and poles will be installed. Date TBD, dependent on when permit is received.

Drainage project

Mickey Shellery presented the proposed solutions for each area and estimated costs from four bidding contractors. It was asked if the Trustees could choose different contractors for different projects? Mickey confirmed this was the case as the estimates were separate for each job.

The proposals and bids were discussed in detail, weighing the options of effectiveness to appropriately route rainwater away from high traffic areas and the aesthetics of each proposed solution. The Trustees unanimously approved to move forward with two of the bidding contractors to refine the proposed work: R&O and Brightview.

Kitchen Appliances

Jessica Coleman provided an update on the kitchen appliances. Due to failed attempts to secure the previously approved bid from Mission, an updated invoice from Cowtown Restaurant Supply was provided to the Board. The Trustees voted unanimously to approve the Cowtown bid with 36" griddle. Jessica will secure the final invoice and forward to Bob for payment, as well as coordinate scheduling.

Other Business

DAC HVAC Units

Two (2) Addison units on the DAC continue to cause trouble with the summer heat, year over year. The Trustees will need to determine what is the plan for these units.

2022 Budgeting and Long Term Planning

2022 budgeting and long-term planning will need to be picked up soon as we enter the second half of the year.

The Trustees joined in closing prayer.

The meeting was adjourned at 7:39 pm.