KUMC Board of Trustees

Minutes

July 21, 2020 5:00pm

Meeting convened at 5:03 PM

Attendees: Trustees: Lou Tiner, Becky Parks, Bob Whetson, Brady Sterchi, and Mickey Shelley. Kathy Ezell, Paul Anderson, Earl Teague.

Others: Lay Leader David Gerig and Kieth Bierley

Prayer offered by Lay Leader David Gerig

1. Opening Prayer
2. Minutes approval from June (Mickey Shelley). Also discuss online posting.
3. Drainage status (Tom Belter)
4. Mid year Facilities budget review (Lou Tiner)
5. 2021 Budget Preparation (Bob Whetson)
6. Adjourn.

Lou reviewed the agenda and added the review of the Drainage Project.

May BofT minutes were reviewed and approved unanimously.

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Belter: Reviewed drainage phase 2 project descriptions. (E) Tiner reported that the water damage to the exterior ceiling is being caused by a faulty roof down spout. Belter is asking for approval to move forward on items A B C on his project description (Phase II). Tiner made motion to approve to move forward on A B C. bob asked about NW corner spaces flooding. Unanimously approved to move forward with items A B C on the project description.

Belter: (D) Provided information regarding trip hazard on the sidewalk on item D. Suggestion to raise 3-4 sections of sidewalk to eliminate trip hazard. Tom has received a bid of $500. (F) Tom also provided further details on the ground area under the portico from Sanctuary. This project is merely cosmetic to improve image of the area that is exposed dirt. River rock with landscape felt under it. (G) Entrance into choir loft – provide run off gutter to carry water. Would help 3 entrances. FLC roof to FLC entrance – down spot floods area near entrance. Provide extension on down spout. Discussion on (G2) and approval for Tom to move forward on G1 and G2 on project description.

Tiner: Mid-Year facilities budget review. Lou provided some budget to date numbers as well as actuals to budget. Facilities budget actual spending is less than what has been budgeted to date. Some of this is due to the COVID pandemic. Carpenter ant issue and resolution will cut into the savings in the pest control budget. Equipment lease expenses is reduced since we now own the lift. Utilities are down due to pandemic and amended use of the hallelujah center with food distribution being done outside and the district offices not using officer space since April. Capital remaining is significant and enough to accomplish our current plans. 2021 forecast and budget is good and potential for other capital projects in 2020 budget (check power point Lou had). Kathy had a question about math on repairs budget (off by her calculations).

Tiner: Clarification on facilities staff. Down one person. Joey and 4 others have been busy with upkeep. There is a list keeping them busy and they are helping at resource center. If there are things on our trustee project list that facilities can do we need to task them with completing these tasks. Lou is using our priority list to guide him with facilities staff use. Tom mentioned the caulking around window and doors and have staff check to see if there is a need. Tom also referenced the bare ground areas in the prayer garden. Lou is meeting Friday regarding the prayer garden. Approached by Abigail regarding another Eagle Project and plant English Ivy to fill the bare spot. Brady reminded Lou about the Eagle scout needing to plan the project.

David Gehrig brought up the cinder block beds west of the horse barn. There is a need to tear them down.

Bob: 2021 budget prep. Looking at annual expenses so we can accrue funds to ensure the repeated annual expenses are covered. HVAC maintenance and repairs (not replacement), roof repairs, sanctuary maintenance, window maintenance, lighting replacement, kitchen appliances repair/ maintenance; set a plan to accrue funds for these type items. Need to set a plan to decide on budget. Facilities supplies. Add sanitizers for next budget with COVID. Security – training, pest control, elevator maintenance (rebid?), Landscape rebid? Peterson. Expand to not burden volunteer grounds crew.

Capital improvements: HVAC rooftop replacement for FLC. After Phase III of drainage plan we need to revisit FLC foundation issues and revisit out buildings. Consider kitchen appliance replacement. Start conversation about these needs and any others that anyone else may have. Created a 1, 5,10, 20 year task list as a guide to determine continuous needs. Ask for input to be sent via email and start applying some numbers to budget items. Target FLC needs.

David: tie in controls for the DAC. Include with Bob’s items. HVAC maintenance. Contract with IDEAL and Lou wants to get out of the contract.

Closing prayer by David

6:25