

Maintenance and Planning Committee meeting
February 14, 2010
Meeting at the Mills house after Worship and lunch.

Present: Carol Bartles, Neil and Grayce Mesner, Beth Schobernd, Mike and Diane Dennis, Rachel Mershon, Maurine Pyle, Dick Ashdown, Becky Morris, John Hackman, Jeannie Marvin, Betty Wolf.

1. The meeting opened with silent worship and with words of encouragement offered by Neil Mesner.
2. Maurine Pyle shared some history of the Mills property to help integrate our present with the past of our newly acquired property.
3. The agenda was reviewed.
4. A summary of progress since the September meeting was reviewed:

The house: We have replaced old electrical wiring and added safety features and exit lighting. The house floor joists were repaired. We removed the wood paneling and ceiling tiles in nearly every room in the house, including three rooms downstairs, the main foyer, both staircases, the upstairs hall and all 5 bedrooms upstairs. We have repaired the plaster in three rooms downstairs and two rooms upstairs. We have put drywall on all the ceilings where ceiling tiles were removed. These rooms have been painted. The wood trim has been stained and will be fully installed in the next two weeks.

The outbuildings: We hired a crew from the eco-community Dancing Rabbit to clean out all the outbuildings. This clean up produced 3 dumpsters of recyclable metals and 7 dumpsters of non-recyclable garbage we had hauled to the landfill. An unsafe lean-to shed on the barn was deconstructed and the side of the barn exposed by this deconstruction was sided with the metal roof of the deconstructed building.

5. A discussion followed identifying the priorities of the next phase of renovation.

Finish Mills house restoration. Begin with bathrooms and plumbing issues. Cut stumps ground out or at least cut to ground level.

6. A review of financial expenses from the Property Improvement Fund was prepared by Dawn Amos. The utilities and mowing costs are included in the Property Improvement fund. The cost of renovation of the property effective Jan. 21, 2010 is \$28,222.30.

6.1 Funds Spent – attach as a summary (Dawn Amos will provide periodic updates).

6.2 Expected expenses are:

\$6135 - Final electric payment

\$6431 - Plaster 3 bedrooms and hall and upper stairway.

\$1630 - paint plastered room

From Dawn Amos as of 2/27/10:

The total amount spent on the Mills repairs and renovation to date has been \$35,437.30.

From Carol Bartles as of 3/1/10:

Projected cost to continue and nearly complete renovate the Mills house before Annual Session is \$31,752.

A full summary of tasks and expected costs is available for review from Maurine and Neil.

We have scheduled the following to be completed in the next two months -- plaster and paint the front stairs, upstairs hallway, and three bedrooms.

After these tasks are completed, our priority, we will renew the two restrooms, plumbing, and clear the septic line.

Re: septic system – we need to get the drain cleared and outline where the tank and drainage field are located.

7. We approve continuing with the Mills house restoration, using funds currently in the Property Improvement Fund. More funding will be needed to complete the job. Specifics will be seasoned by the Stewards and co-clerks of M & P.

8. Clear Creek agreed to apply for an energy audit grant from Friends Meeting house Fund at FGC. M & P will provide ½ the local funds. Clear Creek will arrange this grant application. This will come before Continuing Committee.

9. Agreement for joint use of the Mills House. Clear Creek will keep one or two rooms as their own space. ILYM and Clear Creek will keep looking into the how each will share the property.

10. Mike, Diane, Jeannie and Maurine will meet and write a supplement to the ILYM Annual Session announcement, This will describe how to use the new property for now, especially concerning safety issues. We bring it to Continuing Committee.

11. Work Weekend: Diane Dennis offered to coordinate the event. We will ask Nancy Duncan to cook. Becky Morris has volunteered to assist with cooking. Maurine and Jeannie will handle childcare. Dawn and Mark Amos will coordinate the youth service project.

12. The meeting closed at 2:30 PM with silence.