

Stewards/Maintenance and Planning Committee Advance Report to ILYM – June 2010

During the 2009 summer session of ILYM, the yearly meeting united to purchase a six-acre property with a farmhouse and outbuildings adjacent to the yearly meeting site. The Stewards and the Maintenance and Planning Committee were charged with repairing the farmhouse, now called the Clear Creek House, and cleaning up the six-acre property. To help guide our work, we engaged in a visioning day at Bloomington, IL on a cold January day in 2010. To read more about our process and outcomes, please visit the homepage at www.ilym.org.

Mainly this report will be about the accomplishments of the past year in preparing the Mills Property for use in expanded programming for the yearly meeting and monthly meetings. The following is a description of the work we have already done, upcoming projects for the next year and our dreams for the future.

Work Completed in 2009-2010:

Clear Creek House: We have replaced old electrical wiring, and added safety features including exit lighting and a fire alarm system. 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 inside all rooms the house but the kitchen. We have put drywall on all the ceilings where ceiling tiles were removed. These rooms have been painted. When necessary, new wood trim has been installed and stained. We have completely redone two bathrooms including re-plumbing, upstairs and downstairs. The wooden floors and steps are refinished with three coats of polyurethane. The 3 rooms downstairs had been refinished by the previous owner so these floors were thoroughly cleaned and one coat of finish applied.

Upcoming repairs: A water treatment system specifically designed for the well water will remove the sulfur and iron from the water. This system will be installed before Annual Session.

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, which 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.

The grounds: The Environmental Concerns Committee has been managing the trees and grounds. Please see their report for details.

The total cost of renovation of the property effective June 2010 is \$79,199. There were additional costs for insurance, utilities, mowing and the property purchase bringing the grand total to \$85,207.

The following projects are proposed for consideration at Annual Session:

As a result of the visioning process, the yearly meeting identified a need to offer year round programs to enrich the lives of our monthly meetings. To achieve that goal we must consider

making Clear Creek House fully accessible. The following suggested priorities relate directly to both of those needs.

- A. Using Clear Creek House as an accessible retreat center
 1. Upgrade the garage to create handicap accessible sleeping facilities
 2. Make exterior and interior ramps to allow access to the kitchen.
 3. Re-grade around the house to conduct water away from foundation.
 4. Repair the patio and basement access to house.
 5. Renovate the attic to provide additional sleeping space. Note: The insulation in the attic will damage the shingles over time. It would be best to move forward with this when a decision is made how to proceed with the entire attic.

- B. Additional projects identified by M&P Committee
 6. Exterior siding of the house: repair, restore original or replace with new.
 7. Front Porch: To move forward a decision is needed to determine how to USE the front porch to determine how to RESTORE the front porch.
 8. The energy audit will inform ILYM of additional issues to address.
 9. Remove hazardous materials from the property
 10. Improve the safety of the outbuildings.
 11. Outbuildings: How do we want to have the outbuildings electrically wired? A decision needs to be made. At this time, all electricity has been turned off to all the outbuildings.
 12. Re-roof the bathroom in the old meetinghouse.

(A full summary of costs is available for review as requested.)

Other concerns and actions:

- 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. We need a plan about sharing cost of utilities between Clear Creek Meeting and ILYM.
- 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.
- The Furnishing Committee will discern decisions regarding selection of furniture: Beth Schobernd, Sandy Bales and Nancy Finke. They will meet at annual session and are open to receiving ideas.
- Currently, ILYM has Property Tax Exemption on the 6-acre farmstead and the Meetinghouse property. We do not have property tax exemption on the 1-acre parcel or the campgrounds. We will apply for Tax Exemption on these two parcels as well. We pay very little in Property Taxes on these two parcels each year (<\$100).
- ILYM Insurance Policy - The Stewards, with advice and guidance from the Finance Committee, reviewed and revised the ILYM insurance policy as it was renewed this year.
- Animal Control: A licensed animal control specialist has trapped 3 raccoons, two opossums, and one skunk on the Meetinghouse property. Only the skunk was accessing the crawl space of the Meetinghouse. We are grateful the skunk did not trip its scent

glands. The specialist is filling, with screen and soil, the access to the crawl space. He assures us he has captured the "residents" in the area. We will retain his services again in the future as needed.

Work Weekend:

We had a good turnout for the 2010 Memorial Day work weekend, including a dozen teens and two dozen adults. Some of the things we accomplished this work weekend include:

- **Yearly Meeting House:** We were able to scrape, prime, and paint the benches on the front porch; clean and stain/paint the steps and risers; tighten the telephone wire; fix the pass through window from the kitchen to the dining room; replace the microwave; weed the grounds around the building; put new chains on the wood play set; put up a second play set for smaller children; and put up the Teepee for the FUN program; We still need to tighten the air cables (Tim Narkiewicz will do this) and after annual session take down the Teepee (Mike Dennis will do this). The furnace room piers, bathroom and cistern also still need to be look at by professionals.
- **Junior Meeting House:** We were able to repair the broken window sill; put longer screws in several door hinges; move the ramp and several chairs over to CCFM house; scrape, prime and paint the east wall; scrape and prime the south wall (it still needs the final coat of paint). We purchased more blue jean insulation and glass to repair 7 cracked windows, but did not get to install them. After annual session we will still need to remove AC units and heater.
- **Campground:** We were able to prune several trees, weed around the campground and junior meeting house; repair screen molding in cabin R & E; Fix hole in soffit of Cabin R; fix door latch on Penn House; put up tire swing; paint the women's bath house interior; and check the bathhouse roof (which looked good). Cabin Q still needs a piece of modeling for screen.
- **Clear Creek Friends Meeting (CCFM) House:** We were able to remove the front porch dropped ceiling and paint the whole porch; replace the old pond with a smaller lower maintenance pond; clean out the garage at the end of the chick coop (where materials will be stored after annual sessions) and garage on the house – sorting the materials into recycling, burning or hazardous waste; weed around the CCFM house; remove several stumps; and burn some of the garbage. We still need to fence off Blue Barn, East Row Building and other outbuildings (Carol Bartles will take care of this), have professionals look at cleaning gutters, improving drainage, inspect the east row building ridge vents/trusses, and remove the gasoline tank near well head.

The teens were commended several times for doing so much of the above work, as well as pitching in to help with the dishes and other smaller chores. But with the additional work from adding six acres and multiple buildings we hope that more people will come in future years even if they can only help for a day.