

Maintenance and Planning Joint Annual Report

6/6/2012 DRAFT FOR ADVANCED DOCUMENTS

MAINTENANCE AND PLANNING COMMITTEE

Co-clerks: Neil Mesner & Diane Clark-Dennis

2012 Diane Clark Dennis, Bill Howenstine

2013 Neil Mesner, Jason Dennis

2014 John Hackman, Chuck Howenstine, Kevin Suess

Ex-Officio Stewards: Carol Bartles (2013), Richard Ashdown (2017), Roy Treadway (2018)

Major Projects

Major big projects we were able to accomplish with the deferred maintenance fund include:

<u>Project:</u>	<u>Cost:</u>
1. Paint 2 sides of Meetinghouse	\$15,000
2. Remove plumbing and top for cistern	\$350
3. Restore and paint 3 Meetinghouse windows	\$1100
4. Repair low places in septic field	\$200
5. Concrete entrances to bathhouse	\$500
6. Replace Campground electrical service due to storm damage	\$1700

In addition, Clear Creek Meeting has donated \$10079 to pay for updating the Clear Creek House Kitchen, including replacing the range and microwave, repairing the walls, updating the cabinet hardware, counters and floors.

During the past year our annual facilities expenses were \$13,188, including:

- \$5602 on Insurance
- \$572 on Major Repairs
- \$3675 on mowing and tree trimming
- \$1386 on other annual services (inspections, winterizing)
- \$1953 on Utilities

In addition, \$11,500 was transferred from Operating Costs Fund to Deferred Maintenance Fund for use of M&P.

Work Weekend Accomplishments

During the 2012 Memorial Day Work Weekend, we were joined by Environmental Concerns Committee and the High School Friends for a total of about 30 people on Saturday and 15 on Sunday. This year we were able to:

- In the junior meeting - Insulated 4 walls and put up wood siding on 2 walls with materials purchased in prior years; painted one room; nailed up the window; and moved extra bunks to the long shed garage; cleaned two rugs with rented carpet cleaner
- Cabins – steps were cleaned and lichens removed
- Yearly Meeting House – steps power washed, 2 dining room lights replaced and kitchen cleaned
- Clear Creek House – storage shelves put up in basement stairway
- Outbuildings – hay door nailed shut and loose metal roofing removed from dairy milk processing room.
- On the grounds – pruning and weeding throughout the property (see ECC report for more)

Funds At the end of the current year we have the following balances in these I YLM funds:

\$37,632 in Property Improvement Fund: \$19,000 in Deferred Maintenance Fund and in the Special Gifts Fund ILYM has \$12 to \$14,000.

Work Weekends in the Coming Year.

During the coming year we would like to propose that there be two work weekends – one in the fall and one in the spring, timed to coincide with the ECC work days. This should help reduce the food preparation and cost, as well as help teens get there. The more we get done in work weekends the lower our deferred maintenance and operating expenses will be. While we get a lot accomplished, we really need more help.

Deferred Maintenance Proposals for the Coming Year.

In terms of other projects from deferred maintenance for the coming year, maintenance and planning and the stewards recommend the following projects:

1. **CAMP report cabin maintenance if we do the work ourselves at an estimated cost of \$1246.**
Staining the cabins was recommended in the 2012 Spring CAMP report and will be the focus of the fall work weekend. Note that if we were to pay a contractor for this task it would cost \$8300.
2. **Removing unwanted buildings and debris from property at an estimated cost of \$5000.**
Dancing Rabbit would deconstruct the long metal building, recycle the unused materials and deconstruct the dairy milk processing room of the dairy building and complete the removal of debris and trees in the pile of debris southwest of the Clear Creek House.

We propose that ILYM volunteers and members of the M&P Committee work together in re-staining the 6 cabins on the campground. We can save \$7000 by staining the cabins ourselves. This savings alone would pay for the removal of the unwanted buildings and debris from our property.

Property Improvement Proposals for the Coming Year.

Maintenance and Planning has also reviewed the proposed site plan from the Site Envisioning's Accessibility Ad Hoc Committee and is recommending 3 proposals to address aspects of accessibility throughout the property: 1) installation of hand rails to cabins at a cost of \$1570; 2) two electrical outlets in each cabin to allow CPAP and other medical equipment at a cost \$2550 (proposal is based on a bid from Bogner Electrical); and 3) installation of a ramp and railing at Clear Creek House to allow for handicap access at a cost of \$17,870. Attached is the proposal for the handrails and for the Clear Creek House (including a diagram). These proposals would all come out of the property improvement fund.

Maintenance and Planning has asked Chris Goode (from Accessibility Ad Hoc Committee) to present the plan and, after discussion, move that it be approved by annual session.

Attachments to be displayed in red session notebooks:

- Hand Railing Proposal from Key Builders Construction, Inc.
- Clear Creek House Proposals from Paul Ebener Construction for a) interior work, b) exterior work, and c) a diagram.