

Building, Maintenance, and Improvement Committee Minutes
October 3, 2024

Attended by: Pastor Beth, Earl M., Beverly H., Greg S., Karen Z., Gene P. (electronically).

1. Meeting opened by prayer.
2. Well, Water — is being worked on. Sunday Sept. 29th, it was found the church had no water. Earl worked with the well company on Monday morning.

The well pump was replaced, and an additional 40' of piping was added, due to a lack of water at the current level. The system kicked off, and the water softener system was found to be plugged, (the water softener filter was recently replaced). Currently Earl is waiting for the Culligan Co. person to return to further evaluate the system. At this time it appears the water level in the well had been dropping and drew sand / debris into our water system.

The well company collected a water sample to send to the state. A report has not been received back at this time.
3. Security committee — had an initial meeting with a representative. Another meeting will be set up, with another vendor.
4. Repairs and Budget — The committees of the church are asked to submit their budgets for 2025. Our next meeting will focus on putting together all the information for the church maintenance and upcoming repair needs. Bids will be obtained for the anticipated needs, so we will put the additional information in for the congregation's information needs.
5. Blacktop — repairs were billed to the church for the second visit to do the work they missed on the first day of work. The work not completed initially was in the original bid. The church is communicating with the company stating the work not done initially was included in the contract agreement.
6. Insurance for church property — has been reviewed. Two local vendors were contacted. Plus a review of the new policy offered by our current insurance company, Brotherhood Mutual. Insurance rates have seriously increased. Wind and hail damage have triggered an additional increase in the deductible. One company had a \$10,000 annual payment, another \$8,600. Our current company \$5,500.

Despite the variable rates, the second company would only cover our church up to \$1,000,000.00, and after that we would have to purchase an umbrella policy. Currently we are covered for \$ 2,413,000.00.

Less information for coverage was given for the other two companies, which was questioned. After much discussion and investigation, the BMI will recommend to the

church council to renew with Brotherhood Mutual. The additional cost of worker's compensation is not included into the given numbers.

7. HVAC — The HVAC Subcommittee had met October 1st. The subcommittee recommended the BMI make the decision on which vendor would be asked to install the 2 new units of the 4 units, which supply the sanctuary with heating and cooling.

After looking at the bids and further discussion, the recommendation from the BMI committee, to the church council is to hire our current vendor to do the installation.

8. Next meeting — is November 5th at 9:00AM.

Meeting closed with the Lord's Prayer.

Minutes submitted by Karen Zahn.