

USCL Board of Trustees Meeting

October 19, 2020 6:30 PM

Zoom On-Line Special Meeting Agenda

Board Members: Dan Maynard, Nancy Cody, Greg Edwards, Chris Clements, Chris Janson, Lee Nelson, Sharon Ketchum (non-voting)

Guest: Jason Murton, Accurate Inspections

Call meeting to order: 6:35 pm

Pray in: Sharon Ketchum

Approval of Agenda

E-Votes passed since last regular meeting

Motion (Nancy/Lee)

“Motion to approve \$3500.00 for survey of property on Washington Road.”

NOTE: Cost was \$4500.00, real estate agent paid \$1000.00.

Old Business

1. Results of member vote to purchase building: 74 Yes, 0 No, 1 Abstain (98.6% approval)
2. Results of member vote to release Holmes St property: 74 Yes, 0 No, 1 Abstain (98.6% approval)

New Business

Property at 2395 Washington Road

1. Form formal Church Development Executive Team (President, Vice President, Secretary and Treasurer) to coordinate purchase of Washington Rd property and sale of Holmes St. property.
 - A) Nancy will be primary contact with Lisa Kost
 - B) Communication regarding properties will be sent to Sharon, Dan, Nancy, Greg and Christine
 - C) Nancy will contact Lisa to make appt for insurance agent to tour the property
 - D) Nancy will have Lisa check to see if we're connected to city sewer or if we rely on septic
2. Inspection Report from October 12th, 2020 Jason Murton, Accurate Inspections – Inspector to join meeting to walk board through the inspection – see attached.
3. Given results of Inspection, do we still want to move forward with purchase? No objections

4. Vote required: Property Survey: Seller asking \$12,000 for additional acreage which would include entire pond. (About 1 ½ - 2 acres in addition to 6 ½ -7 acres for a total of 8 ½ acres) It was decided to develop a proposal for the seller regarding an exchange; the pond for repairs that need to be completed right away. Nancy and Christine will work on it.
5. Delhi Township Status Report – Nancy: Wed 10-14-2020 - Lisa Kost our Real-estate agent met with Tracy Miller from Delhi Twp. on the property split. Lisa's comments are below: "The meeting with the township went well this morning. They were happy to receive a preliminary plan from KEBS for the split and see no problems with the plan. They have no concerns with the pond but did say they believe it is best to have one owner, rather than two."
6. Timeline going forward
 - a. Wed 10-14-2020 - Erick Friestrom from KEBS was notified of our go ahead for obtaining the survey. He will be drawing up the survey within the next few days.
 - b. Within next week - Nancy Cody to work with Lisa Kost (realtor) to complete the forms that need to be submitted to TWP – review and approval.
 - c. The deadline for these forms and survey is October 29. They will then be reviewed by Planning Commission and forwarded on for approval to the Board on November 23. Lisa will know the exact dates of the Planning Commission meeting next week, and we can discuss who should attend. She plans to attend any and all meetings they allow me to. The Seller and Buyer may also need to be present, but she'll take direction from the head of planning at the township regarding the need for her presence.
 - d. TBD - Environmental phase one survey – Not sure the cost of Environmental Study - tabled

Holmes Street Property - tabled

Motion Approved (Greg/Chris J.)

Motion to purchase the sound system at a cost of \$10,601.41, using \$5300/00 from the music fund and the remainder from the general fund."

BOT Vacancy (created by Claire Powers' resignation from the BOT)

1. It was decided to leave the position vacant until we elect BOT members in 2021; the nominating team will then be responsible for 3 candidates.
2. Dan will contact Nanette Podany and Christine Shearer; he had already spoken with them regarding the possibility of filling the position Claire had held. He'll let them know of our decision not to fill it at this time.

Meeting Adjourned (Greg) 8:35

Accurate Inspections
Jason Murton
 Priority Items/Recommendations
(phone #'s added)

ITEM	ESTIMATE	COMMENT	CONTRACTOR	PHONE	NOTES
Pole and Block Barn Roofs	\$12,000-- \$15,000	recommends pole barn style metal roof	Light of Day Contractors (Okemos)	517-253-0996	
Clubhouse Roof Repair*	\$3,000		Jimmerson Roofing	517-940-7049	
Clean gutters; repair/replace soffit and fascia		After roof			
Tree and Shrub removal (also trim tree on South side)	\$3,000-\$4,000	Cost higher if we don't haul wood ourselves	Timber Tree Service (Portland)	517-647-4076	
			Ayles Tree Service (Potterville)	517-484-8318	
Raising sidewalk (drain)	< \$1000.00		Kent Concrete Raising	616-371-2221	
There's loose wiring in the pole building; need GFCI circuits			Jim Grinnell	717-489-6308	
			Darrell Hale (Hale Electric, Vermontville)	517-726-1130	
Sump Pump	\$150.00				
Clean exterior drains					
HVAC will need servicing					
Mold removal		Caused by sagging concrete and leak in cooler Not urgent	Clint Hopper Enviro Decon Svcs	517-881-9344	
HVAV will need servicing					

* Need cap on chimney that's connected to the fireplace on the lower level or could level it to roof – and not use that fire place and have the roofers cover it over