

Buildings and Grounds Committee Report for the February 3, 2023 Board Meeting

We discussed the role of Buildings and Grounds Committee as it relates to and is limited by the Master Planning initiative. Mike F. reminded us that the Master Planning committee is looking at the future use of the mountain and how the community of residents may change and/or expand. And that those discussions will guide our prioritization of the renovations and improvements to the existing buildings as well as the possible purchase of additional land and construction of new buildings.

1. Solar project update-
 - a. Mike F. reports that the solar panels are working effectively.
 - b. Billing needs to be reviewed as RG+E has been slow to get our credits in our account. Current YTD figures show our electricity costs are up slightly!
 - c. We don't anticipate beginning the search for battery back-up system until the technology improves.
2. Roof issues-
 - a. In the Fall we completed work on two buildings.
 - i. At St. Joe's we installed a shed roof that extends to the end of the porch. This will protect the doors that have recently been installed, and provide a more comfortable location for guests.
 - ii. The stair out the back of the House of Peace needed to address the icing that caused the failure of the door and a dangerous floor situation. We completed the new roof above the platform and installed heating coils on the upper roof. Brother Joe reports that we have not had any issues with ice-damming (although he qualifies that with the fact that we haven't experienced any severe weather this point in the season).
 - b. We have contracted Rich Bump once more to replace the barn roof. We are using locally-fabricated steel panels. He has the materials and we are now waiting on a break in the weather. The new roof will not have skylight panels. Instead we replaced the existing lighting with LED panels and Brother Joe reports that he is very pleased with the new lighting fixtures.
 - c. Planning for upkeep and upgrades-
 - i. On March 17 members of the B&G Committee will have a two-day retreat and meeting which will include a walk-through of each building. We expect to record the condition of the major building systems of the exterior (roof, siding, porches/steps, doors and windows) and the interiors (heating, plumbing fixtures, flooring, plumbing fixtures, appliances and furniture).
 - ii. In the House of Peace we have discussed replacing the existing propane-fueled stoves with electric units or new propane-fueled units. Mike S. and Grant have done some research on the products and we have had limited discussions. But no decision has been made.