

Buildings and Grounds Committee Report April Board Meeting

On March 17 and 18 the B&G Committee met at the mountain. We enjoyed fellowship and a time of prayer and reflection. On Saturday we spent the day inspecting each of the buildings. Many thanks to Brother Joe for his insight and guidance. And special thanks to Karen who shared her observations from having spent a great deal of time in these buildings preparing them for guests.

The purpose of our meeting was to update our planning for upkeep and upgrades. We recorded notes on each building and the committee will review these notes in detail and make specific recommendations on repairs or replacement. More to come...

The following are general observations.

1. Exteriors-
 - a. Roofs- There were no signs of any issues or need for immediate replacement. We do have a schedule previously prepared by Brother Joe outlining expected roof replacement on several buildings. Of note is the expected replacement of the roof on the House of Peace. We plan on this to occur in 2025.
 - b. Siding- Generally the siding has weathered as expected. There were a few spots where minor repairs are needed.
 - c. Windows and doors- Most of the windows and doors are in very good condition. Several of the buildings have had new doors and windows installed in the last 3-5 years.
2. Interiors-
 - a. HVAC- Most of the small buildings have compact systems and electric baseboard heating. These are all functioning properly.
 - b. Electrical systems- No issues to note.
 - c. Plumbing- No issues to note.
 - d. Bathrooms- Fixtures are in good condition. Karen pointed out that the shower doors have mold in areas that cannot be reached. We are probably going to recommend replacing those doors. Vanities are older, but in good condition.
 - e. Ceilings and Walls- The walls and ceilings are in good condition. There are no visible areas of great concern. The one exception is in the House of peace where there are cracks in the drywall at the seams of the Stress Skin panels. We are discussing possible remedies.
 - f. Flooring- Most of the cabins have linoleum flooring that is old and dated. But they are in very good condition. We will discuss and expect to make a recommendation to the Design and Development Committee on this.
3. Appliances and cabinetry-
 - a. The cabins have dated appliances and cabinetry. The cabinetry is in good condition.
 - b. The stoves are propane-fired. We are going to recommend replacement of the stoves (and that would require changing the tops).
 - c. We also noted that the two stoves in The House of peace need to be replaced. We have discussed changing to electric rather than propane. The committee will make a recommendation to the Core Community after the committee reaches an agreement.

- d. The B&G committee will need time for additional research before making a recommendation on how to replace these stoves.
4. Furniture-
- a. Beds- new mattresses were installed this year.
 - b. The chairs and tables are dated. We would recommend that they are replaced. We can assist Mike and Joe with this process.