

From: Rick Johnson
To: trustees@forestchapel.org
Subject: [trustees] Draft minutes from the 2/26/2018 meeting
Date: Saturday, March 17, 2018 3:18:33 PM

Here are the draft minutes from the 2/26/2018 meeting for your review and edits in preparation for this Monday night's meeting. I will try to get the addenda for the 3/19/2018 meeting out this evening as I will be out of town all day tomorrow.

In His name
Rick Johnson

h-513-772-6463
c-513-341-3798

Trustees Minutes				
Item #	Location	Category	Notes	Assigned_To
1	Entire Campus	Opening Prayer	Rick started the meeting 15 minutes early with a prayer walk and all were invited. At 7:00, Johnson opened with Prayer	Johnson
2	N.A.	Roll Call	Attended: Rick Johnson-Chair & Minutes Steve Bretz-Building & Security Ben Thompson Judy Beaver-Communications Tom Marting Kevin Bleichner Absent: None Guests:	N.A.
3	N.A.	Minutes Review	We reviewed and approved the meeting notes from the 1/24/2028 meeting and ordered them filed.	N.A.
4	Bell Tower	Cross	Emails since the last Trustee meeting: I (Johnson) met on 2/14/18 with Carl Johnson with Sheet Angle & Bar Metal Fabrication on site and we discussed rebuilding the cross. Carl believes that we can cut off the straight section of the vertical portion on the top of the cross (the upper 8' above the cross arms, the two cross arms, and 3 feet below) and reuse this. He could then reuse the bottom 11 feet (that was immediately above the failure point that was not bent) and weld it between the salvaged upper top of the cross (as defined above) and the lower support system of the cross (lower cross-arm and lower vertical member). This will change the original height from 35 feet down by 13 ft. to 22 ft. total. I discussed with Carl the possibility of welding this on site and he said that he absolutely would NOT recommend this outside of a shop as three separate gases are needed for this welding and they are at a relatively low pressure during the welding process and	Johnson

it would be nearly impossible to properly control these gases in the windy environment 85' high. Carl absolutely felt we did the right thing in taking the parts down for re-fabrication. Carl believes that he will have no problem whatsoever in reconnecting the Western most lower cross arm (that we removed during the inspection).

We left the discussion that we will see if we can disassemble the main stem of the cross removing the bottom 11 feet and will check it for straightness. Since then, I've done a 3-D model using SketchUp of the stone pylons together with the remainder of the stainless steel cross arm Base that was left when the Cross fell last fall. I've done this not as a design, but to give the Forest Chapel Trustees and Leadership team an idea what a shortened cross would look like. If I get too much opposition, we may have to go taller, using a thicker/bigger cross-section. In the meantime, here are 3 ideas to calculate:

Using the same 4 inch by 4 inch by 1/4 inch thick stainless steel that was used in the 2008 cross fabrication (after Hurricane Ike took out the 1965 cross), I have modeled three separate crosses heights that we will have the structural engineer analyze for compliance with the current 115 mile-an-hour wind gusts per the current building permit requirements. OPTION 1: The First cross being modeled is a 35 foot high and represents the 1965/2008 cross height. It includes (2) 4 foot cross arms and an 8-foot piece above the cross arm. It would be a good baseline to know at what wind load this would calculate to fail, compared to the Ike (90 MPH sustained) and last fall's wind storm of (60 MPH gusts).

OPTION 2: The second cross measures 24 ft. in total height using 4 foot cross arms again with an 8-foot vertical piece above the cross arm. If this meets the 115 MPH gust load calculations, we might use the 22 ft. as discussed with Carl Johnson above which would provide some extra cushion over the 24' calculations.

OPTION 3: The third cross has a total vertical height of 16 foot with 4 ft. cross-arms; however I reduced the height above the cross arm to a little over 5 feet to remain proportional.

In order to give the Forest Chapel Trustees and Leadership team an idea what a shortened cross would look like, I've created a short video representing what each of the three options would look like from the sidewalk in front of the church if you walked towards the library turned around and walked back towards the Sharon Road entrance. Comparing these three, I see

little visual impact in shortening the cross from 35 ft. down to even 16 if necessary.

I will go ahead and send these three options to the structural engineer and see what wind load ratings they come up with.

From there I'll go ahead and get options on fabricating and installing each of these three options, together with putting up the lower support cross arm and nine ft. piece below that.

As we consider these three options one of the most Paramount items we will need to consider is preventing this cross from failing again. Obviously, the shorter the cross is the better chance we will have of avoiding a future failure such as the two we've seen in 2008 and 2017.

35' Option Video 24' Option Video 16' Option Video

In His name
Rick Johnson

From: Christian R. Cain
[mailto:CCain@thorsonbaker.com]
Sent: Monday, February 05, 2018 9:51 AM
To: Rick Johnson; Nicholas E. Steinert; 'Haskin, Trisha'
Cc: 'Jesse Brown'
Subject: RE: Forest Chapel cross 680 W. Sharon Rd.
45240

Good morning Rick,
Drawings provided to us by you and from the survey I preformed, we seem to have all the information that we need. If there is something that we are missing, I am sure you have the documentation and we can move forward.

At this stage in the game, we would like to know what course of action you would like to take. On the 18th, you and I discussed the option of reusing the existing steel cross. Has the fabricator given the affirmative that the existing steel cross can be cut and reformed to be plumb and would that be the route you would like to take considering price and design? The minimum amount of steel to be removed would be approximately 11 feet of the steel that is on the ground, plus the remaining steel that was later removed by the contractors, which was approximately 9 feet. This would in turn mean that the cross would be 24 feet from the top of the existing concrete slab to the point of the cross rather than the original 44 feet.

The other option would be to erect new steel and the price for that would be need to be consider as well. For

			<p>this option, we would like your input for the design you would like to achieve. Would you prefer to retain the original size and shape of the cross or would a different design be considered since we are starting anew? Please let me know your thoughts.</p> <p>Thanks, Christian R. Cain Design Engineer Structural Engineering Thorson Baker + Associates CONSULTING ENGINEERS p: 513-579-8200 f: 513-579-0171 www.thorsonbaker.com</p> <p>----- From: Rick Johnson [mailto:songroot@fuse.net] Sent: Monday, February 05, 2018 9:05 AM To: Nicholas E. Steinert ; Christian R. Cain ; 'Haskin, Trisha' Cc: 'Jesse Brown' Subject: RE: Forest Chapel cross 680 W. Sharon Rd. 45240</p> <p>Nick/Christian, can I get an update on the structural engineering progress since the inspection was completed on 1/18/18? I believe that I sent all of the pertinent files via email to Christian on the 18th as we talked while we waited on the cross removal to be finished.</p> <p>Please reply to all. In His name Rick Johnson</p>	
5	Parking Lots	Signage	<p>The red "Wrong Way" sign that Ben Thompson ordered has been installed on the back side of the new No thru traffic sign at the Sharon Road entrance. The directional arrows will be added (to both the in and out pavement at the Sharon Road entrance) using a PVC template that Johnson brought in. There are 2 cans of white traffic line paint in the mailroom closet for as soon as it warms up.</p>	Thompson/Bretz
6	Garage	Storage	<p>We discussed planning a work day (or several as needed) to continue Cleaning out:</p> <ul style="list-style-type: none"> * The 2 basement rooms under Fellowship Hall * The lower activity room and the garage. * The furnace/storage room in the SE corner of the Fellowship Hall (Annex); LGA may be interested in renting this OR * The right portion of the garage for storage. 	Johnson/Bretz
7	Entire Building	Asbestos Removal	<p>Emails since the last Trustee meeting: Ken/Ed, I hate to be a pain, but my request needs to be addressed by your firm. It has been another month and I've heard no reply from you what-so-ever. I hate to be forced to take alternate methods to get this resolved but I will soon.</p>	Johnson

			<p>Can we get a reply by the 1-year anniversary date of my first email on your finding this document (March 28, 2018)? That would seem to be a reasonable date to shoot for.</p> <p>In His name Rick Johnson</p> <p>-----</p> <p>From: Rick Johnson [mailto:songroot@fuse.net] Sent: Wednesday, January 24, 2018 8:00 PM To: 'kbeatty@bizcinci.rr.com'; 'Robert Conklin'; 'Alan Roney' Subject: RE: [trustees] RE: Wall removal at the preschool</p> <p>Ken, can you give us a timeframe when you and Ed will find our asbestos/lead records? I assume that Ed has returned from his vacation by now since it's been 3 weeks ago that you mentioned his vacation.</p> <p>I would note a note from an email from almost 10 months ago reading: 2017, March 28th ... Johnson spoke w/ Ed Keen on the testing/remediation work in 2001 and he will look up our reports in their warehouse later today.</p> <p>I am still waiting for the records.</p> <p>In His name Rick Johnson</p>	
8	Lower Activity Room	Remodeling	<p>This project is still on the priority list. We are still awaiting a determination if there was any asbestos tests done by Keen during the FH/Ballou remodeling.</p> <p>We need to cleanout/declutter, We have figured out how to safely remove the unused curtain wall panels.</p>	Johnson/Bretz/Bleichner
9	Entire Campus	Insurance	<p>We are undergoing an insurance review of our insurance policy that we initiated and the following is the email on the subject:</p> <p>Melissa's reply did not address Scott's needs. per: Melissa (and Alan), thanks for the policy details (per your email: Thu 1/4/2018 1:35 PM). I will forward this to our agent for his review.</p> <p>Melissa, please note that you will still need to fill out his form (aa1.pdf) that I've re-attached for the background that he needs to review the LGA impact upon FC properly. We can fill out any FC facility related items.</p> <p>Rick Johnson</p> <p>-----</p> <p>Hello, here is a copy of our most recent policy.</p> <p>----- Forwarded message -----</p> <p>From: Phyllis York Date: Thu, Sep 8, 2016 at 11:36 AM Subject: Corrected Endorsement Dec page 2016 policy: nam1801237; Learning Garden Academy To: thelearninggardenacademy@gmail.com</p>	Johnson/Alan

Melissa, Attached is a copy of the most recent endorsement for the 2016 renewal for the above policy. Unfortunately it did not get mailed out with the original policy renewal and the underwriting is now mailing it out.

Our apologies for the delay, and if you have any questions – please do not hesitate to call.

The endorsement is because I was able to get the premium reduced. And your current premium is \$3724.

Thank You Phyllis York, AIS

1248 Springfield Pike

Cincinnati, OH 45215

(513) 761-4300 ext 4934

From: Rick Johnson [mailto:songroot@fuse.net] Sent:

Thursday, January 04, 2018 12:23 PM

To: Alan Roney (alanrroney@gmail.com); Melissa Webster (thelearninggardenacademy@gmail.com)

Subject: FW: Forest Chapel UMC Insurance review

Alan, you just left as this form came in from our insurance agent for LGA to fill out. To speed up our reply, I'm forwarding it to both you and Melissa. Can we try to return this to Scott by tomorrow?

Rick Johnson

From: Scott Lindsay

[mailto:Scott_Lindsay@SchiffInsurance.com] Sent:

Thursday, January 04, 2018 10:16 AM

To: 'Rick Johnson' Subject: RE: Forest Chapel UMC Insurance review

Rick-Would you please fill out the attached so we can review with CIC and see what updates if any might be needed.

Thanks

D. Scott Lindsay Vice President

John J. & Thomas R. Schiff & Co., Inc

(513) 870-2580 - O

(513) 870-2063 - F

scott_lindsay@schiffinsurance.com

From: Rick Johnson [mailto:songroot@fuse.net]

Sent: Wednesday, January 3, 2018 8:46 PM

To: 'Scott Lindsay'

Subject: RE: Forest Chapel UMC Insurance review

Scott, the 11? Versions were all reviewed by our district attorney so the final draft that you have is what was executed last February. I sent you the Word version as it is searchable.

Rick Johnson

From: Scott Lindsay
[mailto:Scott_Lindsay@SchiffInsurance.com]
Sent: Wednesday, January 03, 2018 5:04 PM
To: 'Rick Johnson'
Subject: RE: Forest Chapel UMC Insurance review
Rick-Reviewed the insurance portion and would recommend that an attorney review the whole agreement first before we suggest changes on the insurance section.
Glad to discuss.
D. Scott Lindsay

From: Rick Johnson [mailto:songroot@fuse.net] Sent: Wednesday, January 3, 2018 3:39 PM
To: 'Scott Lindsay'
Subject: FW: Forest Chapel UMC Insurance review
Scott, I'm not sure that I heard back from you re: Your review of the lease agreement with our new long term tenant, Learning Garden Academy (LGA) from my email
Sent: Friday, June 02, 2017 5:50 PM. I've re-attached the agreement here for your review. I note that it calls for LGA to: "carry public liability insurance in a minimum amount of \$1,000,000 per person, and \$2,000,000 per occurrence which shall name Forest Chapel as an additional insured" party.
I've copied Alan Roney, our church liaison with LGA so that he may start working on getting this for our/your records. Is there a form that you need to have used? Is there anything else that you note or that we should do?
Rick Johnson

From: Scott Lindsay
[mailto:scott_lindsay@schiffinsurance.com]
Sent: Monday, June 19, 2017 9:50 AM
To: 'Rick Johnson'
Subject: RE: Forest Chapel UMC Insurance review
Rick-Here you go.
Thanks.
D. Scott Lindsay

From: Rick Johnson [mailto:songroot@fuse.net]
Sent: Sunday, June 18, 2017 4:34 PM
To: 'Scott Lindsay' ; Kent Smith
Subject: RE: Forest Chapel UMC Insurance review
Scott, as I recall, you were going to send us a digital version of the policy recap. Any chance of getting it early Monday and I'll review it with the trustees at our meeting Monday evening?
Rick Johnson

			<p>-----</p> <p>From: Rick Johnson [mailto:songroot@fuse.net] Sent: Friday, June 02, 2017 5:50 PM To: 'Scott Lindsay'; Kent Smith (kent.smith@zoomtown.com) Subject: RE: Forest Chapel UMC Insurance review Sorry, I got busy. Here it is. Rick Johnson</p> <p>-----</p> <p>From: Scott Lindsay [mailto:scott_lindsay@schiffinsurance.com] Sent: Friday, June 02, 2017 11:53 AM To: 'Rick Johnson' Subject: FW: Forest Chapel UMC Insurance review Rick-Hope all is well. Never received that paperwork from you about the day care. Let me know. Thanks D. Scott Lindsay</p>	
10	Room 307 (Crib Room)	HVA/C	<p>Alan gave an update this morning: Office thermostat fan control is now in service. (green wire was not hooked up in 3 places) New commercial thermostat is ordered so we'll be able to run fan continuously during occupied time. That will help with 307 heat issues.</p> <p>Background: Alan noted that the heat in Room 307 (Crib Room) was not maintaining the required 68 degrees and this is due to the thermostat being in the office. The office warms up with staff during office hours and when it shuts off, 307 gets cold soon.</p> <p>Alan sent an email: "recently tried hooking up the office heat thermostat so we could run the fan full time to keep 307 warm.</p> <p>Unfortunately, it looks like the wiring isn't set up correctly to allow that. I suspect that the fan control is only hooked up to the timer (see pic).</p> <p>I'd like to take the panel apart and re-wire it so the thermostat fan switch is active. Can you help?"</p> <p>Alan got this started but he still needs help.</p> <p>We will also look at replacing 12+ vent covers in the north end of Hollister w/ vents that have movably dampers that can be used to balance the heat better.</p>	Steve/Alan/Rick
11	Fellowship Hall	Roofing	<p>No progress: We have noted a new leak in the roof of Fellowship Hall on the west side of the hall and in the middle 1/3 coming out of the holes where the lights go through the ceiling about 4' from the south beam. Johnson looked at the roof and could not see any issues. We may need to look during a rain event by removing a light fixture.</p>	Steve/Rick
12	Patio	Fencing	<p>No Progress: South Patio Fence: Trustees approved proceeding at the June meeting: We have been asked to lower the priority of this so that other items (several</p>	Steve/Rick

roof leaks and LGA keypad) can be completed.
Before this, a budget was being developed for the items to be purchased and the application for the fence permit from Forest Park was filed.

Budget (Menards):

Free: 11 Vinyl 6'x6' fence panels (Webster's donated these) <https://www.lowes.com/pd/Barrette-Common-6-ft-x-6-ft-Actual-5-83-ft-x-5-64-ft-White-Vinyl-Privacy-Fence-Panel/3160293>

\$274.90 10 8' posts 1728652

<https://www.menards.com/main/building-materials/fencing/vinyl-fencing/5-x-5-x-8-white-vinyl-post-kit/p-1480663227690-c-5772.htm>

\$134.99 4'x6' gate 1728653

<https://www.menards.com/main/building-materials/fencing/vinyl-fencing/richmond-white-vinyl-gate-kit/p-1480663227565-c-5772.htm>

\$269.98 2 5'x6' gate KITS TO FORM A DOUBLE 1728653

<https://www.menards.com/main/building-materials/fencing/vinyl-fencing/richmond-white-vinyl-gate-kit/p-1480663227565-c-5772.htm>

\$39.57 3 4"X4"X8' CCA treated ground contact gate posts 1112270

[https://www.menards.com/main/building-materials/lumber-boards/timbers-logs/4-x-4-2-ground-contact-ac2-reg-green-pressure-treated-rough-sawn-timber/p-1444422500692-c-13131.htm?](https://www.menards.com/main/building-materials/lumber-boards/timbers-logs/4-x-4-2-ground-contact-ac2-reg-green-pressure-treated-rough-sawn-timber/p-1444422500692-c-13131.htm?tid=3473628810813384037&ipos=1)

[tid=3473628810813384037&ipos=1](https://www.menards.com/main/building-materials/lumber-boards/timbers-logs/4-x-4-2-ground-contact-ac2-reg-green-pressure-treated-rough-sawn-timber/p-1444422500692-c-13131.htm?tid=3473628810813384037&ipos=1)

\$99.40 20 packs 2-Pack White Vinyl Fence Brackets

<https://www.lowes.com/pd/Freedom-Set-Secure-2-Pack-White-Vinyl-Fence-Brackets/1000028583>

\$60 15 bags of Quikcete

\$20 for a double gate latch.

\$898.84

\$898.84 - 11% rebate and tax exemption = 799.9676

2nd bid (Lowes):

Free: 11 Vinyl 6'x6' fence panels (Webster's donated these) <https://www.lowes.com/pd/Barrette-Common-6-ft-x-6-ft-Actual-5-83-ft-x-5-64-ft-White-Vinyl-Privacy-Fence-Panel/3160293>

\$284.50 10 8' posts 73003873

<https://www.lowes.com/pd/Freedom-Common-5-in-x-5-in-x-8-ft-Actual-5-in-x-5-in-x-8-ft-White-Vinyl-Blank-Post/1000024865>

\$230.21 4'x6' gate 819040

<https://www.lowes.com/pd/Freedom-Common-6-ft-x-4-ft-Actual-5-95-ft-x-3-83-ft-Freeport-White-Vinyl-Semi-Privacy-Fence-Gate/1000201021>

\$266.94 3 Gate kits

			<p>https://www.lowes.com/pd/Freedom-Common-6-ft-x-25-ft-Actual-5-89-ft-x-22-ft-White-Vinyl-Privacy-Gate-Kit/4062603 \$156.36 3 Aluminum Fence Post Insert 430375 https://www.lowes.com/pd/Freedom-Metal-Aluminum-Fence-Post-Insert/3955859 \$99.40 20 packs 2-Pack White Vinyl Fence Brackets https://www.lowes.com/pd/Freedom-Set-Secure-2-Pack-White-Vinyl-Fence-Brackets/1000028583 \$60 15 bags of Quikcete \$20 for a double gate latch. \$1,117.41 \$1,117.41 - 5% FC discount and tax exemption = \$1,061.54 Alan will see if LGA is OK with contributing the rest of the materials and trustees will do the labor. I would note that the FP fire chief has asked about the temporary fence and he will eventually want a better fence.</p>	
13	Patio	Walls	No Progress: Tile in the East Bethesda pool: Steve noted a contact that suggested using a 30? mill pond liner (thick/flexible rubber membrane). The corners get folded and secured in place. Several slits would be needed around the feet of the scalloped SS cone but these can be patched. We thought this seems better than using replacement tile.	Steve/Rick
14	Parsonage - Danvers	Real Estate Buy/Sell	Sale of both the Danvers and Danbury parsonages - We held a meeting recently in which decided to proceed with the sale of Danvers and place the sale proceeds into an account for future parsonage or (possibly) church capital improvements. The purchase of a single floor and a sale of Danbury parsonage are suspended for now.	Johnson
15	Parsonage - Danbury	Real Estate Buy/Sell	Complete: Sale of both the Danvers and Danbury parsonages - We held a meeting recently in which decided to proceed with the sale of Danvers and place the sale proceeds into an account for future parsonage or (possibly) church capital improvements. The purchase of a single floor and a sale of Danbury parsonage are suspended for now.	Johnson
16	Parlor	Roofing	No Progress: The Leaking water in the parlor ceiling has returned. This is under the single storm drain near the north edge of the roof and was stopped for about 3 months.	Johnson
17	Church Office	Roofing	No Progress: The roof leak in Pastor Kabamba's Office has returned but is not as bad. This should be addressed soon.	Johnson
18	Church Office Exit	Drainage	No Progress: The leak is back: The report on 11/20/2017 was too soon. It (seal the leak in the copper	Kell

			gutter over top of the office door/steps) is still leaking. Let's try to get this done as weather permits.	
19	Parlor	Furniture	No Progress: Alan noted: I just noticed that the wing on the large parlor table is delaminating, probably related to the ceiling leak.	Steve/Rick
20	Sanctuary	Flooring	No Progress: Terry noted that we have 8+/- loose/broken floor tiles on the east entry to the Sanctuary. They probably contain asbestos and ACM mastic but need to be tested as they probably were not tested in 2001. If they do not contain asbestos, we may have a few we could use in a box somewhere? If these cannot be found, there are enough in the organ pit (way up front) that may be removed/reused and no one will ever miss them.	Steve/Rick
21	Parking Lots	Trespassers	Keep on hold for another month: Alan reported that we have a possible abandoned car in north parking lot (red Suzuki Aero) it's been there since about Thanksgiving. There are 2 items visible: #1 appears to be a doctor appointment report that lists Jalyn Phillips as the patient. #2 appears to be a car registration listing the owner as Angela Phillips Isome. auto zoo llc. Address: 11835 Hamilton Ave, Cincinnati, OH 45231 Phone: (513) 546-6253 Johnson Left a Voice Message to Call Back-no reply in a week I was able to find contact information for Angela: Angela Phillips Isome City: Cincinnati, Ohio Age: 44 Phone Number: 859-431-1911 Jaylyn Phillips quit smoking Cincinnati Dept of Health 3101 Burnet Ave 45229 513-357-7300 We approved Tom pursuing a Carfax report to try to ID the owner.	Steve/Tom
22	Parsonage - Danbury	Critters/Pests	Pastor Kabamba is reporting scratching sounds in the attic above the living room. We will need to explore any access points.	Johnson/Bretz
23	Parsonage - Danbury	Drainage	Completed: Pastor Kabamba is reporting some rain water leakage from the wall in the basement. We looked at her photos on a big screen and none of us could ID the location. We will consider this Completed for now until it re-appears.	Johnson/Bretz
24	Parsonage - Danbury	Walls	Rainwater leakage window at Pastor Kabamba house (northeast bedroom - west side of the north window) has returned since it was repaired in 11/16.	Johnson
25	Entire Campus	Snow Removal	We need to discuss the Snow Removal at a meeting with LGA, Alan and the trustees. Andy w/ Springdale is likely going to quit as a results of several ice storms that were treated before the 6 AM LGA start time but were	Marting

			not cleared by 6. We need to cover expectations and limitations and FC's weekly clearing needs.	
26	Boiler room next to Choir Room	Drainage	<p>Completed: Steve and I installed the new sump pump in the basement boiler room under the Parlor. This was purchased at the Fast Track It auction for \$106 (+ a buyers cost of 17% = \$124) and would normally have been a \$700 to \$800 combination pump system. We found one 1 1/2" pipe thread fitting that had been broken (hence the Amazon return and auction) and this replacement part cost about \$2.50 and 10 minutes of work to fully repair. The unit comes with a full electric secondary backup pump and all of the monitoring/charging system and alarm system (including the ability to connect up a Wi-Fi alarm for monitoring by a cell phone). It ships without a deep cycle marine battery and this size up to the purchaser for whatever length of battery powered run time they wish. Steve and I checked several sources of this type of battery and found a suitable one for \$120 at Batteries Plus.</p> <p>I would note that the old Wayne pedestal pump that we took out was a working pull and we will store this in the basement of fellowship hall for reuse as necessary. The model was Glentronics, Inc. PS-C33 PHCC 3000 Gallons Per Hour Pro Series 1/3 HP Combination Sump Pump System and we registered it for the 3-year warrantee.</p> <p>Note that the unit comes capable of triggering an alarm device that would broadcast emails however this is a separate option and we have several choices including the following for delivery of the emails or alarm system interconnectivity:</p> <p>\$99.99 Glentronics per https://www.sumpumpsdirect.com/PHCC-Pro-Series-PS-WIFI/p77254.html And http://www.stopflooding.com/proseries/connected.php PHCC Pro Series Wifi Module Home Automation Connection Model No. PS-Wifi per video https://www.youtube.com/watch?v=qZRjxvNjpM</p> <p>PS-HZM I called 800-991-0466 Glentronics and this is 3-8 months from shipping and the MSRP has not been released. It will be a z-wave home automation and/or alarm interface and it is unknown if it will use wifi or a hardwired connection.</p> <p>\$40.50 B0748RK2XQ 68882 Zircon Leak Alert Wifi - Smart Electronic Water Detector Alarm with Email, Audio and Visual Alerts - Battery Included Price: \$40.50</p>	Johnson/Bretz

			<p>uses local wifi to send multiple email alerts for free https://www.amazon.com/Zircon-Leak-Alert-WiFi-Electronic/dp/B0748RK2XQ/ref=sr_1_1?ie=UTF8&qid=1517234348&sr=8-1&keywords=zircon+leak+alert+wifi This does not connect to the sump pump controller - it just alarms if it gets wet.</p> <p>\$70 Lyric Wi-Fi Water Leak & Freeze Detector uses local wifi to send multiple email alerts for free</p> <p>\$30 iHome iSB02 Battery Powered WI-FI Dual Leak Sensor uses a free app to alert</p> <p>\$54 D-Link DCH-S160 MyDlink Wi-Fi Water Sensor uses a free app to alert</p> <p>Alan, could you research these options and advise all of your thoughts. I'm leaning toward the Glentronics as it seems to be able to test for many more items that just a wet floor.</p>	
27	Parsonage - Danbury	HVA/C	<p>Completed: Pastor noted that the noise was coming from the upper motor so I arrived with the part hand (Furnace Draft Inducer / Exhaust Vent Venter Motor part # 320725-756). Without opening the box (and incurring a 20% restocking fee) I went ahead and checked the upper motor more fully for any noise or play and found none. At that point I went ahead and took out the lower blower motor from the bottom, reconnected it back into the electric supply turned, it on and I observed the fan speed at almost zero. I quickly tried to force this fan up to speed to simulate the boost that would be given by the starting capacitor, in case the capacitor was the issue - this did not help start the fan and it was getting warm trying to start.</p> <p>Accordingly I returned to the parts store (Habegger) and picked up the lower blower motor replacement parts (part hc43aq116 \$159.76 and a capacitor). I install them and tested the furnace and everything seems to be working fine.</p> <p>I would also note that earlier in the day, I stopped by Thomas and Galbraith HVAC and they are looking up our records to see if there's any warranty left. The person that I talked to thought that the Payne system had a 5-year parts and labor for everything and a 10 or 20? year heat exchanger warranty, but they will confirm this.</p> <p>The System details are:</p> <ul style="list-style-type: none"> • Brand : Payne • Product: PG9MAB0480ACSA Series C manufactured in 	Johnson

			<p>April 2011</p> <ul style="list-style-type: none"> • Model : PG9MAB0480 Series 1711A03351 <p>and the parts are from: The Habegger Corporation Wholesaler in Sharonville, Ohio Address: 11413 Enterprise Park Dr, Cincinnati, OH 45241 Phone: (513) 612-4700 If we need it, the lower blower squirrel cage fan is part: la22la019 for \$62.49</p>	
28	Sanctuary	Custodian's Room	<p>Completed: Alan and I repaired the furnace 6B in the janitors office that heats part of Hollister Hall. We saved several hundred dollars doing this ourselves using wholesale parts available locally.</p> <p>The part that was changed was: part # 320725-757 from Habegger in Sharonville (513) 612-4700 and cost \$220.96 + 2% for using a credit card but tax exempt. Our best alternate was: JE1D013N - Carrier Furnace Draft Inducer / Exhaust Vent Venter Motor - OEM Replacement \$315 from Amazon for the complete unit. Dave from Habegger said they do not sell the motor separately and they have it in stock. I note that this was part # 320725-757 for the Carrier and that part numbers on these are VERY important to check as the Danbury furnace took part # 320725-756 (1 number different) for that Payne furnace (made by Carrier using basically the same part) with different air movement amounts to match the burner needs thus avoiding Carbon Monoxide issues.</p> <p>We also used the recommended high temperature silicon sealant needed for the re-assembly.</p> <p>The furnace details: Brand : Carrier Product: 58MXA120---13120 Series 130 manufactured in the 39th week of 1999 Model : 58MXA120-120 Serial 3899A00192</p> <p>We will see if we can tear down the old part (Furnace Draft Inducer assembly) and find the motor and fan parts separately (less costly) as we have several other similar Carrier units in FC that are all about the same age that will all fail soon. Note again the parts numbers will need very careful attention thus avoiding Carbon Monoxide issues.</p>	Johnson/Alan
29	Parsonage - Danbury	Plumbing	<p>Completed: The cold water line in the ceiling under the kitchen sink froze up due to a basement window being left opened and the 1/2" copper pipe separated at an elbow because of a bad job sweating that fitting, causing a 1" flood in the basement. Unfortunately the sump pump also failed. The water saturated approximately 75% of the carpet in the family room in</p>	Johnson/Alan/Steve

			<p>the basement.</p> <p>We spent about \$100 for replacement sump pump and sweated in a new elbow fitting for the water supply line and everything is now drying.</p> <p>Steve and DK removed the carpet padding and with several dehumidifiers and fans running, we hope to dry all. Pastor called in a restoration company (Flood Services LLC) that wants \$4,029.92 to dry/fix all. They provided a quote today for the Trustees meeting for us to consider. They want us to submit an insurance claim but we have lots of claims in and risk firms dropping us with our loss record.</p> <p>Johnson recommends that we cut the seam in the carpet, roll each 1/2 up and w/ 4 of us, take it out of the basement tonight as a part of the meeting. DK may be there to help. That should eliminate any potential for molds as we are within the critical 72 hour time.</p> <p>Sometime later on we will need to work on the ceiling tile they got damaged and have some insulation around the pipe to prevent future freezing ups.</p>	
30	Parsonage - Danbury	Flooring	<p>After the meeting, we cut the seam in the carpet, rolled each 1/2 up and w/ 6 of us, took it out of the basement and unrolled them in the FC garage to dry. After drying, we will determine the carpet's condition and may re-install it.</p>	Trustees
31	Entire Building	Energy Conservation	<p>Completed: Pat Niskode Cell 513-658-6688 niskodeus1@fuse.net has not called back with any follow-up so we will consider this item as Completed for now.</p>	Johnson
32	Basement under Fellowship Hall	Laundry Facilities	<p>Completed: Johnson met with a local plumber (Eric Biedenbach Plumbing 513-238-8069 58 Cromwell Rd, Cincinnati, OH 45218), and after several repeated contacts on Johnson's part, he has not gotten back to us with an estimate for consideration so we will consider this item as Completed for now.</p>	Bobby Cook/Steve
33	Church Office Exit	Stairway	<p>We need to add additional deck screws to anywhere that the existing screws are failing due to salt rusting them away at the joint between the deck board and the supports below.</p>	Johnson/Bretz
34	Patio	Furniture	<p>Completed: We have replaced the wrought iron garden bench that failed during LGA's usage with a wooden bench made of Teak. The teak is a very long lasting outdoor wood.</p> <p>Amazon has that new bench for \$276.00 but we got it for 65.04 + 1.17% = \$76.10 through the Fast Track It auction site. It needed a repair to 1 armrest that was made for \$0.50 in parts. LGA will pay the \$76.10 back to FC.</p>	Johnson