

**FIRST CONGREGATIONAL CHURCH
PROPERTY TEAM MINUTES
AUGUST 18, 2023**

MEMBERS:

Bill Bond (Chair) - Not Present
Joe Mueller

Claude Zimmerman - Secretary
Gary Tackes

TOPICS FOR DISCUSSION:

OLD BUSINESS

- **Solar Panel Inverter:** Received a quote from Endries Solar to replace our 11.4kw inverter. Replaced 11.4 inverter. Claude was asked to contact Endries Solar about coming in to discuss the cost and inspection items for inspecting our solar panel system. We'd like to know more about how our system works and what would be inspected. This would help us to learn more about the system and things that can go wrong with it in the future. We will wait until our September meeting to decide based on quote.
- **Emergency Panel:** Guetzke has replaced the Emergency panel but is waiting for additional troubleshooting of sensors. We currently have no fire protection at this point. Gary will follow-up with regards to an update on further maintenance required.
- **Sanctuary A.C.** Professional has replaced the electrical circuit boards on the AC units but system still not working. Claude had Kkomfort come in and troubleshoot the system. The team reviewed the quoted items (new AC unit, repair of the second unit) and decided to have one replaced (\$8700) and one fixed (\$760) this year if possible. We recommend going with the Carrier 5-ton unit. Claude will forward quote to Bill for everything except the thermostat. Claude will also ask the contractor about the cost for Fall maintenance on four furnaces which are not included in the five-year maintenance plan.
- **Insurance Claims: Update Bill:** Need to know what invoices has the insurance company paid for so far. Not sure if Endries (solar inverter), or PBBS (boilers) have been paid as of yet. Also need to know if the Professional (AC boards) bill was submitted/paid for. Also, will the insurance pay for the Kkomfort (AC) quotes will be paid for. Also, surge protection discount.

Sauk Creek Grade Issues: Jon Crain has taken care of the walnut tree on the south side of Fellowship Hall. Bill has reached out to Jon last week to determine when the Creekside trees will be trimmed/removed. No response from Jon yet.

Electrical Improvements Quote (replace 20 burnt bulbs, inspect elevator safety switch, extend photo eyes for security lights, Surge protection). Team would like to proceed with all the above. A special lift is necessary to replace light bulbs. Other items would help to save costs.

Finish Lighting Replacement in Pastors Office: Claude has received the bulbs and hoping to install soon. Unable to do it today.

Review Meter Readings: Our solar credit has gone down and our usage has gone up a bit this year. Some causes due to boiler being out and other heaters picking up the slack. Also, our largest solar inverter was down for three months due to power surge and tree shading might be causes for lower solar credits.

NEW BUSINESS

Dispose of old compact fluorescent and bad bulbs in boiler room.