

FIRST CONGREGATIONAL CHURCH
PROPERTY TEAM MINUTES
SEPTEMBER 8, 2023

MEMBERS:

Bill Bond (Chair)
Joe Mueller

Claude Zimmerman - Secretary
Gary Tackes

TOPICS FOR DISCUSSION:

OLD BUSINESS

Continue discuss of all aspects of the insurance claim process.:

- Relative quote – surge protection: Bill will present Relative quote to next Council meeting. The quote for \$2172.66 includes replacing bulbs in Sanctuary ceiling, Fellowship Hall ceiling, surge protection to prevent further damage to circuits, and relocating security light sensors on outside west wall.
- **Solar Panel Inverter:** Endries Solar plans to come in on October 20 during our next Property Team meeting to discuss our Solar panel system and answer questions regarding maintenance and operation. We also noticed a bracket was missing on one of our panels. Gary agreed to pay for the contractor visit of \$250. Thanks Gary
- **Security Panel:** Guetzke returned Gary's call for follow-up on faulty sensors. Apparently, Guetzke is having a manpower shortage and will only be able to provide two hours of troubleshooting our alarm sensors. They plan to come in sometime in September.
- **Sanctuary AC Units:** Bill will request permission from the Council to replace parts for the good AC unit (\$760) and replacing the entire bad AC lower unit (\$8700). Also, the service charge (\$560) for troubleshooting our two units last month has not yet been paid.
- **Fall Furnace/Boiler Service:** Claude has a call into KKomfort requesting a quote for inspection our four forced air furnaces. Still waiting for quote. Joe will contact PBBS to have our boilers inspected for the winter season. Some concerns about PBBS not providing further service until the last bill has been paid from insurance claim.
- **Scott's Office LED lights:** Will plan to replace lamps next Monday.
- **Disposal of Old Lights:** Joe and Claude will look at our old and obsolete bulbs in the Boiler Room and decide which one to keep/dispose of.

Sauk Creek Grade Issues: Bill contacted Jon Crain about our Creekside trees. Jon promised to have them all trimmed/cut down by October.

NEW BUSINESS

Electrical Usage: Joe has reviewed our electric usage/costs since 2018. He found that the solar credit is nearly one half of our usage which is good. Our annual usage is about 1800KWH/month. This info can be used for budgeting purposes in the future

Accounting Issues: The group discussed our budget and accounting issues since Phil Stepanski has decided to resign his post. Claude knows of a former accountant and FFC member who might be willing to fill in. Claude will give him a call.

Property Team Budget: The team agreed that it would be good to get a copy of the accounting report each month from the Council meeting to discuss the Property Team's budgetary expenses/balances. This topic will be covered during our meetings in the future.