UMCG Board of Trustees Summary Report – March 2025

In case you are wondering about our property insurance coverage given the windstorm that blew off the roof of the First Methodist Church in Elgin, our church (with contents) is insured for $16.2 million and coverage includes replacement value. Our historic windows are also included.

Asset Management: 2025 Book of Work

- 1874 Project Planning - Temple Architects started collecting measurements necessary to develop conceptual plans so construction estimates can be obtained.
- The exterior painting contract was signed. The project will start after the Rummage Sale and continue through May.
- Quotes are being finalized for the replacement of the windows in the 1981 addition.
- The inspection of the 1957 addition roof was completed, and a quote obtained. The roof shows aging as would be expected for a 15-year-old roof. Trustees are considering the option of replacement now before further deterioration which will reduce the costs by about 50%.
- A recommendation and estimate was obtained to replace the floating LVP flooring in the Kitchen dishwasher room. When water gets on the floor, it goes underneath the flooring and leaks through the subfloor around the drain onto the Nursery ceiling below.
- The shut off valve for the hot water line feeding the church kitchen dishwasher sinks was replaced.
- The old water softener, which has been out of service since Geneva converted their water treatment plant, has been removed.
- Modifications to the heat/cooling air ducts and the repair of failed dampers have been completed. This should improve temperature control in the Choir Room, Kitchen, Art Room, Meals on Wheels room and the basement.
- Estimates are being obtained for the stained-glass window work, ceiling fan replacement and reconfiguration of the library cabinets.

Pepper Valley Property

- Work continues to ready the Pepper Valley Parsonage for re-occupancy. The installation of bathroom mirrors and master bath shower doors have been completed. The insulation around both entry doors has been replaced as have their lock sets. Bedroom closet shelving has been repaired. Window well covers have been installed. Painting, garage and shed cleanup and exterior work will be completed as the temperatures rise.
- The second-floor carpeting has been installed at the Pepper Valley parsonage.

Church Building Items

- We received approval from the State of Illinois Department of Revenue for our Church Building religious property tax exemption. The State requested additional information for the two parsonages, which has been submitted.