

Special Meeting Exec Comm/TO Board

External
Inbox



Mark Willis

Tue, Aug
17, 12:52
PM

to Bill, me, Mary, John, Neil, James

August 17, 2021
11:30 am

Meeting of the Regional Board Executive Committee, Tall Oaks Board Executive Committee, our Representatives to the UCCR Owners' Council with prior input from Tall Oaks Site Director - Jeff Clark, Camp and Conference Coordinator – Shandra Yost Soltani, and volunteers Jeff Hon and Dale Herrick.

Opening Prayer (following a 2:40 minute clip from Brene Brown: Leaning Into What You Can't See) - BRH

1. For the end of FY2021-2022 Identify and agree upon a list of priority repairs, replacements, upgrades, inspections, etc. (A tentative list will be compiled and shared with you by email prior to this meeting.) (up to 20 minutes allotted)
 - HVAC in the LLC - noisy when the conference room is used for presentation. Needs review by HVAC professionals to ascertain upgrades or replacements - Yes – needs to have qualified tech review
 - Roof replacement on the machine shed. Needs structure rebuilt before re-roofing; posts, footings, trusses/rafters & beams, walls . . . etc. for the “back” portion that’s not enclosed.
 - Junk trailer needs to be removed - Agreed.
 - Lower dead branch removal from trees in accessible areas on the main part of the campus. Agreed. Possibly a new chain saw, and the rental of a man-lift would allow most of the height we need to clear. (Again, requires staff.)
 - Cover for the pool - Need reel, and cover. Reel est. of \$1800. cover, \$500- \$600
 - Insulation for roof in some of the older cabins, Yes, and walls of same buildings
 - Window replacements in cabins to be used during the winter
 - Replace carpet in the LLC.
 - Repair plumbing in LLC boiler room. (Still seeking bids on that proj.)

-Other Needs/Repairs:

Ropes/challenge course elements - most unusable due to non-use over last two years, need serious repair

Replastering pool/repairing - pool beyond its life expectancy all ready

Landscaping needs attention

Discussion - MLK asked if UCCR agrees about repairs what the next step is to getting these things done? Significant repairs/replacements fall to Region, beyond UCCR regular/basic repair/maintenance

2. Briefly review areas of concern with the service of UCCR as it relates to our User Agreement and the experience of camp directors, counselors, user groups and volunteers this summer and decide which of these is to be addressed to UCCR, Camp and Conference Committee, our Camp and Conference Coordinator (10-15 minutes)

-Known Complaints:

Insufficient UCCR staffing

Unequal attention given to user groups and to DOC camps

Camp Coordinator, Doc camp counselors and directors taking on responsibilities of a UCCR staff member at times while trying to be fully present with and responsive to campers

Food – insufficient quantities that had to be supplemented by our Region

Inconsistent enforcement of UCCR/CDC guidelines with some non DOC groups and at least one UCCR staff member

Condition of facilities

Cleanliness of high use areas (needing a deeper clean than time allows during camp season)

Carpet at the LLC – stained and in some places bunching

Lag time in between financial reports from UCCR

There are a few volunteers who have been at Tall Oaks this summer who are questioning the value of a continued relationship with UCCR beyond the two- year contract and our User Agreement requires a one-year notice of intention to not renew the Agreement to avoid financial penalties.

Discussion: Hospitality missing in TO Experience

3. If we are still making the shift from Tall Oaks as "our Region's camp and conference center" to a service of outreach eventually governed by a Tall Oaks board that includes more and more varied skill sets and racially/ethnically diverse stakeholders, draft a plan to:

- o Further develop the Tall Oaks Board
- o Provide more funding from our Region than can be currently raised alone in the near term (by the Tall Oaks Board and scheduled user fees) - for major repairs, replacements, upgrades, program development, and general operations needed between now and the spring of 2022

- Ask for a Tall Oaks Board proposal for fundraising goal for 2022 at their next meeting
- Ask for a Regional Board proposal at the September 27th meeting for supplemental funding during 2022 (and make recommendations for the source of that funding)

MLK felt we should share these concerns with UCCR to help decide future decisions regarding partnership. If we don't get workable/viable response, then we should move forward with discontinuing agreement with UCCR

AND - should we still have Tall Oaks realistically?

James added TO is affecting resources of entire region

Donna RH added - previous camp directors, even when TO was full, struggled to make finances work and lacked financial support to make changes needed - so the idea that we can just hire someone else is suspect

John - concerns over ongoing costs of maintaining TO might be taking from other region areas

Neil asked if selling was an option - is there a need for camp/conference area to sell
Lara BP added - we need to have the clear conversation with UCCR about how they have not met their end of the contract, and we also need to start the process of having a VERY clear conversation with the whole region about what is required in order to keep our camp and make it thrive. Also concerned about affect camping ministry if we sell camp

Did not get to this point - will need a group to facilitate this - Draft a process to schedule a charette of stakeholders for the early fall of 2022 to:

- o Assess the viability of Tall Oaks to serve a sufficient market share to operate on a break-even basis financially with only user fees in FY 2023 and following
Disciples Church Extension Fund and/or the National Benevolent Association could help to facilitate a charette at little cost and they have experience with this
- o discern and decide the best future use for Tall Oaks and identify who will be responsible for what part of implementing those plans in FY 2023

Exec Comm put together budget for TO2022/2023 ? Need a group to meet with Mike Carr (UCCR) to address concerns and possible failure on their part to fulfil contract
Need help putting together charette for future of TO

MLK asked all members to spend time each day in discernment about this situation

MLK closed meeting with prayer

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