

Maplewood United Methodist Church
Trustee Activities for August, 2025

Trustees Dave Vierse, Barb Riney, Tim McDonough, Dianne Watkins

Friends of the Trustees active this month- Andy Bryan, Ray Jauregui, Jerry Blackwell, Brittany Link, Kevin Watkins, Amy Anderson

Plumbing/Sewer backup/flood

Review: There are two interior drainage systems which require excavation and replacement. One is for the education building and exits to the sewer line in the alley. The other is under Fellowship Hall and exits to Sutton through the Quilters Room.

Maplewood Plumbing has been asked to provide 3 proposals:

- 1) Disconnecting outside downspouts from the interior sewer lines
- 2) Replacing the disintegrating cast iron pipe under the church and Ed Building
- 3) Bring the kitchen plumbing up to code for commercial use.

Repeated requests by Dave for an update on these proposals and for additional video links of the inspections have only resulted in "Jenn the project coordinator will get back to you".

Dave will try one more time Friday (8/28)

A second company, Tope Plumbing, has been suggested for a competitive bid. Dave will contact them Friday to schedule a meeting for reviewing the facility and asking for a quote on the outside downspout disconnections and rerouting. A quote for video inspection needed for quoting on the inside work will also be requested. Usually this cost will be counted toward the project cost if we decide to accept their proposal(s).

Claim and Restoration Activity

First Onsite has finished and has been requested to expedite the invoice and documentation required for paying the bill and for review by the insurance adjuster. (Dave)

The GuideOne adjuster communicated that as we incur costs for replacement and repair the final settlement amount is open to adjustment.(Dave)

Trustees are collecting prices for replacement or repair of affected areas and furnishing.(Tim)

High priority has been assigned to getting the bathroom returned to service.

Mary Kunce has pointed out one carpet in fellowship hall which was contaminated and disposed of was not included in the claim adjuster's listing. This will be added (Dave)

ADA compliance issues and solutions are being discussed (See report by Andy)

Heating

Steam trap replacement, 3rd floor heat loop repairs and PM of the heating system are tentatively scheduled for September.(Kevin and Ray)

Outside

The lower windows around the church building have been repaired and painted. Note: Windows without air conditioners are not being made operable.(Tim)

Parsonage Maintenance and Repairs.

Maplewood building inspection needed?

Driveway citation still outstanding

Follow up needed

- Entrance Doors - door weatherstrip replacement hit another dead end so another option is being pursued (Dave)
- Fellowship Hall Cosmetics - Painting the overhead steam pipes in Fellowship Hall should be completed in September (Tim)
- Patch and paint corner in Narthex? (Tim)

Action Item

A quote for replacing the contaminated floor tile in the 1st floor bathroom has been received (Tim). The quoted cost is \$1,059.00 for material and labor. Not included yet are tile repair vanity replacement. As we pull all the bathroom costs together, what process should be used for getting Ad Council approval to proceed?

Note: The insurance adjustment is not likely to cover the entire cost.