Maplewood United Methodist Church
Trustee Activities for August 2026

Parsonage Maintenance and Repairs.
None this month
Maintenance activities during this period
RFP's In Progress
Painting
Tim has obtained several bids from contractors to paint the upper exterior windows of the sanctuary and is still obtaining more details in the quotes. Replacing the acrylic plastic protection for the stained-glass windows is still being negotiated
Electrical projects
Dave discussed the some issues with the BRDA will add additional requirements to the RFP's in order to insure useful bids from other contractors.
Repairs
Kitchen Exhaust Fan
Still waiting for bill from Peters Eichert
Bathroom 1st floor Ed Bldg Door repair
The door was forced open at some time and was heavily damaged around the lock and door strike. We (Tim and Dave) installed a steel reinforcement plate (U shaped) made for this kind of damage. An extended jamb strike was also installed. The result should hold up until a very determined door abuser comes along.
Notes after heavy rainfall on 8/15-8/16
A small puddle appeared in the kitchen along the outside wall to the right of the sinks. This happened a few years ago due to cracked patching material between the sidewalk and church foundation and will be addressed by re-caulking with better material.
Fellowship floors and SE stairwell floors were dry.
Some spotting on the ceiling tiles in the Flora entrance stairwell was found to be damp but there were no active drips during a mild rain at the time of inspection.
The kitchen storage room drain was making a burping sound every 10 seconds but the floor was dry. We will monitor this situation.
Roof Inspection
On 8/26 we had Grant Frederick (Frederick Roofing) inspect the entire roof with particular attention to:
>The SE and SW tower flat roof and flashing. Grant found the probable source (flashing) and is checking with his flat roof people on possible solutions.
>The shingled roof flashing at the valley by the chimney (area just above the sanctuary A/V operations). Grant agreed with our thoughts that the flashing was not extending high enough under the shingles. He will provide a quote for removing a few rows of shingles in the affected area and installing flashing and shingles. This area is not visible from below.

Follow up needed- Numbered items are higher priority

1. 1) Re-Install sound panel in the Northwest corner of the sanctuary (above A/V desk).
    a. The sound panel fabric has been re-attached and installation is being planned.
2. 2) The railing for the Flora entrance to the sanctuary was evaluated and after speaking

with a couple of members who use the railing, we decided it needs an extension at the lower end. Tim and Dave are in the process of implementing a solution soon.

Grab bars for the step up to the chancel floor are being investigated.

3) Caulk the sidewalk/foundation junction outside the kitchen.
4) Obtain quotes for disconnecting all downspouts from sanitary sewer lines
5) Contact sewer cleaning company with suction equipment to clean out the drain and downspout connection at the SW corner of the church building (where the exposed line is on the grass). This is needed even after the downspout is disconnected since the stairwell drain is affected by the blockage.
6) Quotes to replace glazing on Ed Bldg windows need to be updated.

Action Item

Proposals for painting the upper exterior church windows have been received (the ground level windows have been recently repaired and painted). The plexiglass over the Flora facing stained glass window is to be untouched and may be addressed separately in the future. The two proposals that offer best prices and confidence in quality are described below:

Rice Painting Company- $3,441 to scrape loose paint and apply 2 coats of latex enamel

Five Star Painting - Soft wash before scraping, sand as needed to degloss, mask and cover to protect against overspray and include the top ledge of the parsonage porch at a cost of $3,824.73

Beckner Painting and Contracting -$5,200 (this proposal besides being too high has other concerns).