

**CHANNING MEMORIAL CHURCH  
GOVERNING BOARD MEETING  
MINUTES  
July 14, 2009**

**PRESENT:** Chris Yalanis, Walt Chafflin, Chris Laudon, Sue VanDerhoof, Jim Freess, Ruth Jernigan, Russ Milham

**OTHER:** Holly Grosvenor

**PROCESS OBSERVER:** Walt

**BOARD MINUTES:** Ruth clarified something from the previous meeting and said pledge forms and information do go out to new members. Ruth hopes that the stewardship committee will follow-up. The Stewardship Committee and Membership need to coordinate. Russ suggested putting in by-laws. Minutes were approved.

**PROPERTY: Chris Laudon**

Gnazzo Co. is renting the CH apartment. Chris is writing a lease outline for them with the requirement that they lease until either 7/31, 8/15, 8/31, or 12/31 so we can try to find a new tenant for either September or January.

Channing House needs furnace work and we are now investigating our options. Drainage project is now approved by the Elks and David Pedrick and Todd Thomas are contacting A-1 Paving to schedule the work.

### **Steeple**

The news regarding the steeple is good. There are bi-weekly meetings with the contractor, subcontractors, engineer, architect and Chris. Minutes are available if anyone would like them. We generally review scheduling and resolve any issues that arise as the work progresses. So far the masonry contractor is on schedule (despite our rainy weather) and everything is moving ahead as expected.

Last week we had a conference call with ChimeMaster and Church Specialties about the bell frame and the coordination of other contractors with them. They will soon be sending a person to measure the inside of the belfry so the frame can be designed. In another 2-4 weeks we will have sufficient information about the schedule for rebuilding the steeple to set a time for the return of the bells. They would like the bells to arrive back in the US and be installed right away.

The finial has been removed and examined. It is not repairable, and will be duplicated with new materials. The actual finial is 8' tall, not the 4-6' that had been

estimated from the ground, so the estimate that is included in Alternate #4 will need to be increased slightly. Chris approved the Change Order today for the additional \$4,000. After they have finished using it as the model we will get it back, and should consider some creative ways to use it because it's quite beautiful.

The window frames in the dormers are completely rotted, and will be rebuilt. I will be getting a cost on the difference between the 'repair' originally estimated and the complete replacement sometime tomorrow. We have discovered that the original frame color was a dark green. Our SAT grant standards require that we retain or reproduce the original details. The glass color and arrangement is being researched because we found some panes were colored, some clear, and some missing. Once again we will try to reproduce the original as much as possible. Chris would like to request the preservation window contractor take a look at the frames of the stained glass windows below the belfry to see what it would cost to repair and paint them while the scaffolding is up.

**MOTION:** To authorize Chris L. to obtain an estimate regarding repair of 3 window frames below the louvers on steeple. The motion was approved.

Gnazzo Co. has researched and set written standards for the scaffolding regarding wind gusts and therefore will remove and later rebuild the upper portion, as well as remove the scrim if a storm is predicted that might compromise the structural integrity and safety. They have a detailed plan to cover all situations. Chris is impressed with their thoroughness.

The steeple has been taken down to the top of the dormer windows. They are now dismantling the upper part of the scaffolding as well. Today we climbed up with John Wathne and he inspected the structural stability of the section below that. Because the granite is very solid at that stage and below, and because of what they discovered about the interior construction of the upper portion, he is going to re-evaluate the recommended construction on the drawings. It may mean using different size or type of block, or none in portions. Not only has the "way worst case" not happened, in fact the lower part is in better condition than expected. The upper part was "being held on by the metal straps - that's all" - to quote the masonry contractor. We may not need Alternate #2 and may need only part of Alternate #1, but exactly what will apply and what it will cost remains to be determined. Next Friday or Monday the engineer will be here to inspect, discuss with Gnazzo, and decide what should be modified from the original drawings. After that we will get a revised estimate. Chris has noticed stones still up on the tower numbered in the 590's! The view is spectacular.

Chris presented the suggestion of putting some kind of time capsule within the new steeple. A similar thing was done when they laid the corner stone of the church. It could be an auction item.

## **The 10<sup>th</sup> Bell**

We have the \$24,000 for the 10<sup>th</sup> bell. The 10<sup>th</sup> bell needs to be ordered by mid August.

**MOTION:** Authorize Chris L. to order the unadorned 10<sup>th</sup> bell based on donations received to date. Chris Y. Sue seconded. The motion passed with Russ opposed.

**NOTE:** Russ opposed purchase of 10<sup>th</sup> bell. He would prefer the addition of a tolling bell which is structurally different. We need to explain to congregation why we are purchasing another bell and using that money for that.

One last note for property. Chris Fabiszak is unable to continue due to a shoulder injury and so Holly Grosvenor is substituting for as long as needed.

### **ADDITIONAL ITEMS**

Our next Board meeting is on August 18<sup>th</sup> at the Yalanis. Bring a side dish or dessert to share. We will eat from 5:30 to 7:00 with the meeting following dinner.

Chris asked if the day of the Board meetings could be changed to the first Thursday of the month. Those in attendance seemed to be fine with the change; Chris will ask the remaining board members.

Chris pointed out that the Board is supposed to receive updates regarding the strategic plan. Chris asked that we make this a goal. For the August board meeting committees should review plan and present to the board how it affects your committee.

The Board needs to appoint two people to the Nominating Committee.