

**FICRA BUILDING TRUST  
BOARD OF DIRECTORS MEETING MINUTES  
July 12, 201**

**Board Attendees:** Jim Braden, Tony Moore, Ray Kittelberger, Gina Olson, and Hal Goodell in attendance.

Meeting opened by Jim Braden at 8:15 PM immediately after the FICRA Meeting conclusion.

Acknowledgments: None

**Minutes:** The June 14, 2018 meeting minutes unanimously approved.

**President's report:**

Jim reported that Greg Christ put together and rehabbed the soccer goals in prep for the Summer Solstice event. Thank you Greg!

The Field is done! Tiles will be ordered, but we need to where to place them.

The electrical in the garage is completed, and an inspection has been requested. Jim acknowledges and is grateful to his consultant and friend, George Metzger, who was an electrician, and therefore a lot of money was saved in this update. The rates will go up for the two rental spaces to at least \$200/month. The units are rented by Ted Fick and Jim Braden.

The garage sale meeting went well. Many persons attended. The Museum is going to be hosting it formally, and has been reassured of our marketing and support.

FICRA Fair layout is underway. The directory is also underway, and updates are still needed. Howard and Jim are working on this. A letter to thank George Weis was suggested and Jim will follow up on this.

**Consent Calendar Items:** None

**Treasurers Report:** Hal Goodell

**Trust Checking account:**

Jun 1 Balance: **\$75,577.58** Jun 30 End Balance: **\$68,044.31**

**Trust Capital Checking:**

Jun 1 Balance: **\$8,325.12** May 31 End Balance: **\$8325.12**

**Trust Reserve Checking:**

May 1 Balance: **\$27,230.17** May 31 End Balance: **\$27,230.17**

**Trust Money Market:**

May 1 Balance: **\$1,641.79** May 31 End Balance: **\$1,642.06**

**Trust Savings:**

May 1 Balance: **\$105.93** May 31 End Balance **\$105.93**

**Trust PayPal:**

May1 Balance: **\$3,030.01** May 31 End Balance **\$4372.13**

Maintenance (year-to-date) is already doubled. Jim says that this increased cost was anticipated, and will likely be evened out at end of year.

**Committee Reports:**

**Finance Committee:** No report. Audit team to give their report. Jim reports.... (?)

**Citizen Patrol:** Ray Kittelberger reports: The process has been that the Citizens Patrol (CP) committee meets at 2:30 pm on the day of the Trust Board monthly meeting. Immediately thereafter a report is prepared on their monthly activities with special emphasis on the Sheriff's Deputy contribution. A report was not available for this meeting. Members of the CP attended the Summer Solstice and did recruit two new members. The sheriff

s deputy, Joe McDonald, made an appearance. Deputy Mc Donald has had an extra shift this past month with the kids out of school for the summer with emphasis on the area around the boat launch. Youth activity after dusk around the NCC is not as evident this year.

**Emergency Planning:** Ray reports EP had a booth at Summer Solstice and recruited some new members. There was a display of charts prepared by the Pierce County Department of Emergency Management (DEM), at no cost to the Trust, that segmented Fox Island into the five routes to be used by the CP mobile units during an emergency. Each Block Captain location was identified on each route. Truly a wonderful service provided by DEM who closely follow progress on Fox Island. We are anticipating a drill in the Fall and these charts will be extremely helpful. Ray would like to see another drill for all teams this Fall.

**Building Committee:** Jim reports he is deliberating on the needed painting/repair of the NCC siding. Patty Metzger's daughter is exploring different options to encase the existing leaded paint. There are difference requirements doe professional removal (by a contractor) vs what is expected when a homeowner does it themselves. He says siding can be removed completely and sent to landfill, then the siding replaced and painted. Jim is considering Vinyl Siding, which he feels holds up well in extreme weather/elements, cleans up well with pressure washing, and needs no painting. Another option is to put vinyl siding over the existing siding. He feels any of these options would be much less than \$35,000. The building committee members are not all in agreement with the idea of vinyl.

**Nature Center:** Ed Burrough in attendance. Nature Center is doing it's thing, and he reminds us that their meeting minutes are posted. He also adds a person asked if she might use the Nature Center for a birthday party. He would like to encourage the Board to remind people that this is a great option for outside public gatherings of that sort (picnic and hikes). A reminder is also needed to residents, no pets allowed, and to please remember to collect and remove your trash.

**Audit Committee:** Tony reports the Audit report completed for the year 2016. They are now working on 2017.

#### **Unfinished Business:**

Painting of external of building (see above)

Moisture control for basement is pretty well under control, and getting better. Jim plans to paint with dry lock the remaining wall leaks.

Capital Projects development. Finance committee continues to work on this.

Letterhead for FICRA/Trust correspondence. A few new images are being considered.

BSA storage in garage is complete. Inspection pending.

WIFI may be needed in the NCC. This continues to be considered.

#### **New Business:**

1 Julie Ellis working with Jim to update the Insurance Coverage for the Nichol Center items inside the building, the boy scout gear. Our insurance went up in about 2011 in response to oil leak and roof leak. Liberty Mutual has put together a study and has expressed that they are impressed with our subsequent maintenance and upgrades. They propose that \$2,700 annual reduction in coverage costs may be available.

Next meeting: August 16<sup>th</sup>, 2017 (changed to 3<sup>rd</sup> Thursday due to FAIR)

Meeting adjourned at 9:05 PM

Respectfully submitted by Gina Olson