

OPERATIONS REPORT — FEBRUARY 2024

STAFF

FEBRUARY 24

Trisha and Chelsea are both continuing to gain from their coursework at BlueRidge. Chelsea is finding, at this point, that she can handle both jobs without much trouble. While her full-time job keeps her very busy, she characterizes the work as stuff she doesn't "take home." Trisha is gaining more confidence in both the software and the tasks of her position.

Kevin & Trisha are working out the scheduling of summer camps, and we should have solid dates soon. They have recruited an excellent CPR/AED class, that will be trained this coming Sunday.

SAFETY

The Safety Task Force recommendations were presented to the Facilities Team, as most of those impact physical aspects of the Campus. Of the recommendations, the Facilities Team selected safety film for the hall windows and the exterior windows on the east side of the building as the most important to protect children in the event of seismic activity, accidental breakage, intentional breakage, or some other "blast"-like event. The cost of this project was in their budget request that went to FinCom, for the Safety line of their portion of the budget (3703).

Trisha is working on a handout for Digital Security — simple steps that are more likely to be adopted by members and friends — and she will offer a short class on this when she has it ready to roll. Kathryn has made some changes in our network setup, and will be making more as time allows. She has pointed out to me that the architecture of the financial computer is "really old," making it more vulnerable. She has setup up an image backup of this computer to the NAS so that the entire drive could be recreated on a new CPU as necessary. That said, all current financial records also reside on ACS Technologies servers — cloud-based computing is changing how we preserve and protect information.

FACILITIES / STRUCTURE

The Facilities Team is faced with building maintenance that can't be covered under their budget. One of these rises to the level of a capital expense, but the other does not. Facilities' budget lines allocated for this year total \$4800 (leaving out Hector's grounds work and the HVAC contract), and of that, they have spent \$1735.37, leaving a balance of all lines of \$3064.63.

The first issue they wish/need to address should, ideally, be completed before our 25th anniversary date. This expense would be for the maintenance of our parking lots. We have a bid for four days of work which would include pressure washing and cleaning the asphalt of the upper and lower lots, patching and filling the cracks of the upper and lower lots, sealing those cracks of the upper and lower lots, top sealing the upper lot only, and then repainting all the lines and directional markers in both the upper and lower lots. This bid comes to \$4173.41. We have had no other firms respond to our request for a bid. The sealing of the lower lot was left out because of cost... and the likelihood that future work on the campus would change/damage that lot. I recommend that the Board approve this maintenance work—for the improved safety, a more welcoming appearance, and to prevent further degradation of

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this infrastructure. Some of our cracks are growing, and without filling and sealing, could cause more expensive work to have to be done.

The other project is replacement of the sanctuary egress doors. This project, like our front doors, is a Capital Project, and probably needs to be treated as a Sponsored Project. Again, despite reaching out to Greenville, SC and regionally, Bob Bennett was only able to secure a single bid. Like the front doors, part of this project would be to add remote access capability (entry via key fob). This bid comes to \$6761.80.

FINANCIAL CHALLENGES

Our bank this week surprised us with a change to our mortgage, which apparently is an ARM. Our current interest rate is 4.25% — but that is leaping to 9.25%, effective March 1st. While they would increase our monthly payments by “only” \$200, the life of the loan will be extended beyond our original fulfillment date. Our “Drive Down the Debt” initiative feels really important, now. I notified the Finance Committee just ahead of their meeting this Monday and two members of that group are pursuing information on refinancing with other lenders.

—In Covenant, RK