

## **WVCC Board Minutes**

June 8, 2021 3:55 pm

**Present:** Marian, Charlyn, Dennis, Recca, Pamela, Cris, Dick

The meeting was moved from the Auditorium back to the Art Room and was chaired by Marian. A printed agenda was available. The 5/28/2021 minutes were approved as presented. Marian prepared the usual financial reports, including a Jan-May Profit/Loss Statement, by month, and a 2020/2021 Profit/Loss comparison, showing per cent change. With minimal expenses this calendar year, the Campus continues to show a modest gain in net income. She also shared a Balance Sheet as of May 31, 2021. Marian noted that with upcoming roofing repair expenses, cash flow will noticeably go the other direction.

### **Old Business:**

No estimate from Greg has been received yet for installing the two furnaces in the science rooms. The recent rainfall shows that we still have some leaks in both of those rooms. Roof repairs are scheduled to begin on July 6, and it is hoped that those two locations can be looked at as well. Sean of Jeremy Rhodes Construction has been our contact for the roof project. The past due letter to Shawn regarding storage unit rent did get sent. The front lawn continues to get mowed, and Eric got some mowing done on the back side of the main building. Discussion moved to the issue of having gas cans and fuel for the Campus mowers and how the bigger one might get repaired. Board members thought they might have some cans to donate, and Dick had an idea of someone to take a look at the mower. Moving or disposing of the Modular was briefly discussed. Placing it further out toward the fields at the present time (no immediate use for it) would seem to invite and direct vandalism toward it. It has value as a structure, but not one that will likely generate much enthusiasm for someone to purchase it. We will remain open to ideas.

The Soap Making class will be rescheduled and hopefully enough participants will sign up for it. Other programming remains nonexistent at this point.

A lengthy discussion revisited the issue of how to approach repairing the breezeway roof. Stripping the upper layer of roofing off of some portion of the roof remains the only certainty under consideration. It was agreed that that roof closest to the Auditorium doorway that has to be repaired is the place to start. The span between the two buildings (Auditorium/Vo Ag) was a subject of disagreement. The Board voted 5-2 (Dick and Recca voting nay) that stretch of roof is not needed any longer and can be removed. The southern portion of roof cannot be stripped unless it gets new roofing, and it is the part that has the most structural deterioration. Complicating the issue is not knowing for certain the condition of the wood under the upper layer of roofing. The street-edge plates are clearly in a very serious stage of decay.

The Campus garden remains largely ignored to date; finding interested person(s) to manage it has not yet been accomplished. Recca got rid of the rhubarb she took to the Farmers Market, and perhaps that can be continued. Marian suggested that WVCC could have a booth there on occasion to promote and advertise the garden and the Campus in general. The Board concurred.

Pamela shared the problems she encountered with the County on getting the Campus Occupancy Designation changed. A review of some kind by an architect is required for room capacity(s), and we

begin an effort to find someone to address this issue. The City did send a letter giving their approval for the process.

The Board revisited the drafting of a Security Policy and decided that setting aside time specifically for that purpose was necessary. We will try to address it at the regular July 20 Board meeting in the hour before normal starting time (3:00 pm – 4:00 pm). We have the idea outlines that Pamela and Dick earlier shared to use as a basis. The treatment of ongoing Campus vandalism is very much an issue for consideration. Marian will see if Innova has a recommendation for additional remote security cameras.

**New Business:**

First Federal S & L Community Rewards Program is back in effect and volunteer hours need to be recorded and submitted for grant money. Charlyn has collected time sheets in the past and sent them in, and hours should be turned in to Marian.

A plan for the Campus participation in the City-wide garage sale is to use both the Auditorium and nearby hallways, the latter for larger items that don't move well.

There will be a Campus Work Day on Saturday, June 19. It is hoped that Dave Hafliger can take a look at some electrical questions we have at various locations.

Pamela shared the idea of using a Knox box device as part of a vehicle barrier at the alley between the back of the main building and the edge of the bleachers. Ready access by fire and police personnel is necessary, and their input is a requirement. This idea will be explored.

Our required Annual Meeting will be held at the close of our next regular Board Meeting, June 22. Dennis reviewed the Board positions that are up for election this year, and the idea of Tyler having an interest in joining us was mentioned.

In General Comment, Marian shared that Sean's father might have an interest in helping with writing grant applications. We are in a waiting period on City zoning/rezoning; there are no known issues likely to be appealed, so we remain hopeful. Pamela reported getting mention of the Campus garden opportunity and 4<sup>th</sup> of July closure into the Bulletin.

The meeting adjourned at 6:03 pm. The next Board meeting is 4:00 pm Tuesday, June 22, 2021, followed immediately by the Annual Meeting..

Dennis R Werth  
Secretary