

Fire Alarm System:

- Another **trouble on line** alert Sunday night even after the service call on Saturday January 16th. Tech Electronics determined ground fault, was not sure where in wiring or if a power outage was cause. Had no idea if will happen again. Trouble indicates mechanical room on North end of building so next step will be to determine if it is the smoke detector there. Still Leaving ticket open with Ameren to check their outside equipment. Currently in test mode although Fire Department would respond if alarm sent.
- Our Preventative Maintenance agreement on the system expired last year due to the obsolete system with no parts available. We are currently on a one year service agreement as system no longer qualifies.

HVAC:

- Replaced capacitor and inducer assembly on the 1995 roof top unit (\$1,292), older of the two over Park Hall.
- Will need to replace three thermostats in near future (North Lobby, Main Hallway, and Narthex). North Lobby malfunctioned in December causing temperature to increase to 80 while set at 65. Currently functioning.

Exterior Building Issues:

- Downspouts at southeast and northeast corners to be repaired in near future.
- Flashing needs to be replaced below Steeple on north end of shingled roof. Will involve rental of a lift. Waiting proposal.
- Downspouts on Westside by entry need to be rerouted to discharge into storm drain.

Landscape: Honeysuckle removal did not happen. Executive Committee did approve \$1,200 as a December project on 2021 budget. Will be reviewed with 2022 budget to clear East and South property line of honeysuckle, brush and low hanging growth and return this to a manageable condition

Plumbing: All issues have been addressed and completed. Final payment made this month.

Retaining Wall Restoration: Completed replacement of the two primary concerns. Capital Campaign expense involved three Executive Committee approvals (\$2,800, \$2,000, \$1,000) in June, October, and November.

Sprinkler System: Installed code required tool box with extra sprinkler heads and wrench set (\$400).

PENDING (current items):

- Diocesan Property Building Inspection Report was submitted late November. Next step will be to wait follow-up visit from Kuhn Construction.
- Coordinating with Capital Campaign on repair/replacement of exterior doors. Request submitted to Vestry for January decision
- Coordinating with Capital Campaign on replacement of Fire Alarm System and Cellular monitoring submitted to Vestry for January decision
- HVAC (Laird Building), Flooring (all) and Parking Lot (resurface) will be addressed later in 2022

Respectfully submitted,
Lincoln Drake