

Tallgrass Christian Camp

Board of Directors

November 18, 2007

Present : Smokey McKinney, Cindy Portell, Jerry Myers, Bill Carriger, Chris Stewart, Kathy Manser, Terri Tinsley, TJ Tinsley, Diana Carriger (assisting Bill to hear, and taking the minutes) and Melissa Eskilson (reporting on the Rose Memorial Trail) Meeting at Bonner Springs church of Christ building

Bill reported an aphorism told by Jerry Myers in the morning announcements at Central in Topeka. A little girl prayed that God would make all the bad people be good, and all the good people be nice.

Jerry Myers opened the meeting with a prayer.

Smokey opened by surveying the members present on when to hold the next board meeting. It was decided to hold it on Saturday, December 15, 2007 from 10:00 a.m. to noon at the Bonner Springs church of Christ building.

Smokey expressed the opinion that the Tallgrass should make an effort to organize according to the bylaws. At this time there is a combined Board of Directors and Board of Trustees. The trustees need to have regular meetings, and a way to confirm new members of the Board of Directors needs to be implemented. That method is already in the Bylaws. **Terri will e-mail a copy of the bylaws to the members of the board.**

Smokey distributed a list of construction projects which need to be discussed, voted on, and actually finished. Some of the items are long term and some need to be done before June, 2008. That list is attached at the end of the minutes. It is also the basis of the agenda. The letters under the items discussed correlate with the list. **Smokey will expand the list by the next meeting, with columns to indicate priority ratings, timing, costs and the name of the board member assuming responsibility for that item.**

Treasurer's Report: Terri handed out the treasurer's report. She has started to divide the donations out into the individual projects for which they were donated. Some funds are not earmarked. They go into the general construction fund.

We received the approval for 501C3 status which is retroactively effective from July, 2005. It is unusual for an application to be approved on the first try. The most important thing that must be adhered to, is no political action, or endorsement of candidates can be made by the organization.

Property taxes on the building are due on Dec. 20, 2007. Last year, a tax exemption was denied, because we were not using the property as a camp. Perhaps the 501C3 status and the fact that we have now hosted 3 retreats and a Fifth Sunday singing will help as we reapply for an exemption.

The total cost of construction completed to date is: \$446,804.93.

The cash balance to date is: \$119,713.31.

Cabins: (4.) Cindy reported that a group from Overland Park church installed the windows and doors in all 4 cabins.

- a. Roof – essentially done. Dultmeier Roofing will be installing the tar paper on the 3 cabins from which lost their tar paper and putting the shingles on all 4 cabins this week.
- f. Bunks - Steve Meyer's shop class will be constructing 50 bunkbeds (which will sleep 100 people). Steve will e-mail a design to be approved by the board. **Bill has a design for bunk beds from a camp in Oregon which he will e-mail to Steve as a possibility. Steve will e-mail a design to be approved by the board.** Cindy reports that 24 new mattresses have been donated to camp. Smokey reports that 22 old mattresses have been donated to camp. There are also metal bunk beds which have been donated (from Haskell University?). These can be used either as bunks or single beds. Therefore we need 54 more mattresses.
- e. Electricity - **Bill will talk to Dave Mlynek and Chris will talk to Bill Welchans to determine when the cabins can be wired for electricity.** Terri pointed out that there is still some money remaining which is earmarked for electricity.

Trails: (1.e) Melissa Eskilson reported on the overall plan for the Rose Memorial Trail. She has made the first priority the trails to the cabins. Melissa reported that work on the trails can possibly begin in January, depending upon the weather. The group from OP was enthusiastic about helping with the trail. Much discussion ensued about the placement of the walks between the cabins and lodge. Some trails will be constructed immediately, but others will doubtless be needed as the children make their own paths. Melissa recommends that erosion control be addressed from the beginning to save money in the long run.

Grounds: (1.)

- f. Pond – beach, landing, canoes, campfire, baptism area. Smokey would like to see these combined somehow. Melissa reports that this will be the first “destination” for the trail system.
- g. Final Grade – landscaping. Doug was not able to get a local farmer to do the final grade. Bill and Roger Hamm are doing some grading as they find the time. As soon as possible, the access from the west side will be stopped after concrete work. (That is the easiest way for the trucks to get down to the patio area.)
- h. Sports fields, courts - Cindy expressed the opinion that while the patio is being placed, it would be a good time to make a basketball court. Looking at Melissa's sketch, the board decided by acclamation to extend the patio out to the northwest the size of a half-court for basketball. This will permit other uses in conjunction with the patio. **Melissa will research the size, construction protocols, and cost for such a basketball court.**
- i. Amphitheater (added to Smokey's original list) – Cindy reports that Eric Augren, a high school Junior from OP, wants to fund and construct the amphitheater as his Eagle Scout project. After he receives approval from the Scout Council, he will submit a plan to the Board.

Kitchen: (3) Jerry reported that Gary Souder is still pursuing an outside donor for funding the kitchen equipment.

Kitchen floor - Terri handed out a bid from Shawnee Parkway Flooring. The abrasive quarry tile is \$13,015.00. Non-abrasive quarry tile is \$12,206.00. **Terri, please e-mail a copy of your handout to Charlie, so he can include it in the official minutes.** Cindy moved that we accept the bid for the abrasive quarry tile. Chris seconded the motion. The motion passed. The same company will donate some vinyl composition tile in assorted colors and rubber base, enough for the dry storage area in the kitchen, and maybe another small room or two (perhaps the director's room, the nurse's area, or both). The board accepted that donation.

Upstairs Floor: (2 e) Chris will report at the next meeting.

Lights: (2f) Cindy did not have up to date plans for the electricity. **Chris will get the "As Built" plans from Bill Welchans and send them to Cindy.** Cindy recommends incandescent can lights in the dining room and auditorium. She showed some whimsical ceiling fan possibilities. She approves fluorescent lighting in the kitchen and downstairs. **Bill will find the number of lights needed and their specifications for the kitchen and downstairs. Terri will then get a bid from Western Extralite for those fixtures.** Bill pointed out that since the bathrooms are walled in, it is very dark down there. The drywallers and plumbing installers will have to use portable lights. Cindy noted that the plumbing installers will install fixtures in the bathrooms next spring.

Lagoon: Chris has contacted 3 contractors. One has said that the project was too large for him. Another said that the present location was not viable. Another bid \$38,000 for the present location. There was some discussion about the possibility of using a multi-chambered septic system. Bill pointed out that the soil in Wabaunsee county is not suitable for percolation needed for laterals. The clay soil makes lagoons the only viable sewage disposal option. Chris will continue to "dig into" the lagoon problem.

Water: (1,c) Cindy reminded the Board about the two options for water service proposed by Doug.

Plan A. Harveyville Water service. Approximately \$50,000. Not available until February 1, 2008. That includes a 1 ½ inch water meter. Slightly over 1 mile of water line would be owned by Tallgrass.

Plan B. Rural Water District Number 8. Approximately \$38,000. A storage tank of 1,000 gallons would also be needed. This includes a ¾ inch water meter. Slightly less than ½ mile of water line would be owned by Tallgrass.

Plan C. was proposed by Bill. The mayor of Harveyville, the former water engineer, and Keith Chevront (the preacher of the Harveyville church of Christ, who also works for the city of Harveyville) have said that if there is a way to tap into the line below the dam, Tallgrass could do so. Because the line then owned by Tallgrass would be ¼ mile and could include a 1 ½ inch water meter. To check this possibility, it might cost up to \$1,000.00 to dig a test hole to find the line. If it is not possible, we would then have to return to either Plan A or Plan B. TJ moved that the Board approve \$1,000.00 to dig the test hole to see if the line exists, and if so, that we proceed to install from that point. Jerry seconded the motion, and the motion passed. **Bill will check with the above people and let the Board know within 3 weeks what they find out.**

Dry wall : (2,?) Bill presented a contract from Reservation Drywall for \$7,500.00 to finish the drywall in the kitchen, and downstairs. Cindy moved that the Board approve a purchase order for the drywall with the revision that no tax be charged. Jerry seconded the motion. The motion passed.

Ianekamo: Smokey recapped the items which the Board of Camp Ianekamo was requiring before they rented the Tallgrass facilities. Since they now charge only \$100.00/week to their campers, they may have some issues with the costs involved with our facility. Cindy recommended that since we cannot guarantee all the amenities which they require, we decline to rent to them in the 2008 summer season. The entire Board agreed.

At this point several members of the Board left since the meeting was going long.

Grandma's Porch: The plans for the porch were distributed by e-mail and hard copies were handed out. TJ wants plans that show the round posts, final drawings, final material costs, and contracts for any hired construction before any purchase order is made. **Bill will try to comply with these requirements and distribute the information by e-mail.**

Patio: (2,?) Bill explained that since we will need to install the footings for the porch posts before the ground freezes, then we could also pour a patio in the same way the porches were attached to the cabins. (This is the same patio to which the possible basketball court would be attached). This would be done by volunteer labor. The cost of materials is approximately \$5,000.00. (This was item #9 in the outline mailed to the Board on November 16 by Bill) Bill moved that a purchase order be approved for the patio. Smokey is prevented from seconding as moderator. The remaining board members, Cindy, TJ, and Terri, declined to second the motion. **Bill will submit a bid from a concrete supplier by e-mail. Melissa volunteered to calculate additional area for the basketball court. Bill will find out if the volunteers would be willing to place the larger volume of concrete required by the basketball court.**

Smokey dismissed the meeting with a prayer.

Respectfully submitted by

Diana L. Carriger, O.D.

Appendix: Tallgrass Construction Plan 2008

A. Priority -- Must by June 1?

B. Cost

C. Date (\$pend, do work, est. completion)

D. Assign responsibility

1. Grounds

a. Road - gravel, culverts

b. Parking lot

c. Water

d. Lagoon

e. Trail

f. Pond - beach, landing, canoes

g. Landscaping

h. Sports fields, courts

i. Machinery

j. Storage/maintenance

k. Fire ring, destination point (cross)

2. Lodge

a. Outside trim and caulk

b. Inside trim and finish work

c. Grandma's porch

d. Bathroom fixtures (Feb), racks, hooks, curtains, benches

e. Floors - auditorium, dining, kitchen

f. Lighting

g. Tables - dining, activity, deck/patio

h. Chairs - auditorium, dining, activity, outside

i. Bunks - frames, mattresses (48)

j. Audio/visual - sound system, speakers, screen, DVD, computer

k. Furniture - offices, other rooms, entry/lobby

l. Activity room

3. Kitchen (short vs. long term)

a. Ovens/stoves

b. Refrigerator(s)

c. Freezer(s)

d. Mixers, other equipment

e. Dishwasher

f. Counters/sinks

g. Warmers, service line

h. Pots, pans, etc.

i. Trays

4. Cabins

a. Roof

b. Siding

c. Insulation

d. Heating

e. Electricity

f. Bunks - frames, mattresses (48)

g. Closet/shelves

h. Curtains

5. Completed (and who did it)

a. Lodge

b. Cabins

c. Foundation

d. HVAC

e. Plumbing

f. Roof