

Gem City Dog Obedience

Club Board Minutes

4/10/22

Board Members Present: Angela Profitt, Diana Stromley, Tami Woodrow, Kathy Roberts, Sherri Heizer, Donna Jennings, Maggie Melton, Alicia Heidorn, Barb Siler, John Clifford, Ashley Huehn

Call to Order: Meeting was called to order at pm by Angela Profitt. Motion to accept meeting minutes from 3/13/22 was made by Diana Stromley, seconded by Ashley Huehn. Motion passed unanimously.

Vice President: Diana Stromley. Never heard back about earth dog trial. Diana stated that she will need to step down since she is moving to Florida. She will give her book with all the contracts, etc. to Angela. She thanked everyone.

Membership: Tami Woodrow. Nothing to report

Treasurer: Kathy Roberts. Bank account balances are at approximately 121, 396. Let her know if you ever want to see the bank statement. Motion to accept the Treasurers report was made by Diana Stromley, seconded by John Clifford. Motion passed unanimously.

Registrar: Maggie Melton. Hoping schedule is posted by April 14. She is going to ask Chris Kiefer to wait until 5 pm to open registration. Many people are at work when it opens and they can't get in classes.

Conformation: No director

Obedience: Kristina Morgan. Schedule is a work in progress. Still waiting to hear back from people to see if they will be instructors. Hopefully it will be done by April 13. There were comments made about the lack of obedience print outs and certificates for last session classes. Ashley Huhnen volunteered to design digital certificates so instructors can print them, they can be personalized. Kristina is looking for people to be CGC evaluators, if you are interested, please contact her.

Agility: Sherri Heizer. All classes are full. A new beginners class was added on Wednesdays at 5:15. A pre-novice class was added on Mondays at 5:00. There will not be a foundation class this session.

Old Business

Club Wi-Fi Tabled for now

Member Communication Systems Tabled for now

Building Maintenance (see attachment)

John Clifford made a motion to approve the amount of 7200 for replacement of 10 F8 fluorescent light fixtures with LED in the front room, repair and fix ceiling insulation panels, clean HVAC ductwork inside and out, seal and paint and to fix mortar in joint in front room. Alecia Heidorn seconded and the motion passed unanimously.

Based on John Clifford's recommendation, Kathy Roberts made a motion to purchase new light fixtures to replace lights on the side of the building facing the parking lot and out back with 6 new LED units. The amount is not to exceed 1000.00. Alecia Heidorn seconded, and motion passed unanimously. Installation will be discussed later.

John Clifford made a motion to spend not more than 2500.00 to have Korrek Plumbing come out and look at the down spouts. The down spouts have a drain tile that connects directly to the storm sewer that are not being used, they may be partially blocked. Barb Siler seconded, and the motion passed unanimously. John stated he will be here when the work is done.

John Clifford made a motion to install a variable speed drive for the blower system which will ensure that the blower starts up slow and runs at a lower speed (cost 4900). He also wants to buy a heart for the front room to be used in the winter (cost 7200). Kathy Roberts seconded, and the motion passed unanimously.

John talked to the City of Dayton about the storm water run-off assessment. They will not allow changing the paved area to gravel in the upper lot with a complete review of the building Certificate of Occupancy and Use. It was determined, after looking at the cost to do this, that it would not be cost effective for the club to proceed.

New Business.

New VP

The board needs to fill the position of Vice President since Diana Stromley is stepping down. Angela asked Steve Hart who accepted. Sherrie Heizer made a motion to accept Steve Hart as the new interim Vice President, Alecia Heidorn seconded. Motion passed.

Cindy Alles

John made a motion to make a donation of 50.00 to MVPT in remembrance of Cindy Alles. Ashley Huhen seconded. Motion passed.

Aullwood Participation

Barb Siler stated that Aullwood invited Gem City to participate in the Aullwood Baby days. The dogs could do some demonstrations. It is May 14 and 15 from 2 to 3. Kristina Morgan said she would consider it.

Adjournment

A motion was made by John Clifford for adjournment at 8:54 pm

Respectfully submitted,

Donna Jennings

BUILDING MAINTENANCE REPORT

April 10, 2022

1. The new back door is on order and expected later this month.
2. Two of the front doors required new closure mechanisms due to leaking oil. Replaced March 25th.
3. Requested a detailed quote for inside Lighting, Ceiling insulation repair, and HVAC ductwork
 - Replace the 10 T8 fluorescent light fixtures with LED bulbs in the front room.
 - Repair / Fix the ceiling insulation panels that are pulling loose.
 - Clean HVAC ductwork inside and outside, seal and paint
 - Fix mortar joint in front room

\$7000 labor and approx. \$200 for bulbs. Recommendation is to proceed.
4. Obtain new light fixtures to replace lights on the side of the building facing the parking lot and out back with 6 new LED units that are 2 to 3 times brighter. Installation to be determined.

Not to exceed \$1000 for lights. Recommendation is to obtain these.
5. Improving the mud in the grass area. The down spouts each have a drain tile that connects directly to the storm sewer that are not being used. May be partially blocked. I have talked to Korrek Plumbing about cleaning them out. Cost is \$375 for first 2 hours and \$75 for each added half hour. Recommendation to do this immediately.
6. HVAC improvements: the complaint has been that the front room is always cold in the winter and the turf room gets too warm. Blower is run continuously to minimize the noise upon cycling. Discussed this with S&D Osterfeld.
 - Proposal 1: Install a variable speed drive for the blower system (cost \$4990) which will ensure that the blower starts up slow and generally runs a lower speed. Recommendation is to do this first.
 - Proposal 2: Install a separate heating unit for the front room to only be used in the winter. This would be controlled by a thermostat in the front room and the ducts would be closed during that season to be opened for the cooling season. (cost \$7200). Recommendation is to do this around August.
7. Plan is to talk with David Mancino on possible options with the building when he returns from vacation this week.
8. City of Dayton storm water run-off assessment is \$0.00371 /sq.ft. We have 93,665 sq.ft. of which the building is 15,000. They will not allow changing the paved area to gravel without a complete review of the building Certificate of Occupancy and Use.

Below is an example of an attempt to save money this way :

Reduce the size of the paved area to save \$50/month would require removing 13,500sqft (the equivalent of the building). That would be \$600 / yr. It would cost over \$30,000 to dig this up, haul it away and replace with something.

Not recommended

John Clifford 4-10-2022