

Academy Board Trustees (ABT) Meeting

12/19/2022

Attendees: Chris Farthing, Kathy Derene, Bob Snow, Janet Dwelley, Miss Harjula, Janet Bosworth

Absent: Tom Mellor

1. Changes/Additions to Agenda

Remote Policy Discussion –

Bob Snow motioned that the committee was informed about the remote policy procedures, Missy seconded. Approved. Janet to deliver to town office.

Bathroom in the basement –

Janet D noticed that there was water on the wall of the basement and some on the floor. She has determined that a trim nail pierced the pipe which is causing the leaking. Janet contacted Geoff Banks who came and looked it over. He should cut out the dry wall, fix the pipe, and replace the dry wall again but he has no time or money to do it. Jeff said there is no shut off for the pipe. It is unknown whether it is a heating pipe. Janet will talk to Jeff about it and if he won't do it, we'll call Rock Coast. *See discussion of the electrical work but this also raises the issue: who is authorized to OK work?*

2. Approve Minutes from 9/19/2022 – there were no minutes – rained out – Not Applicable

3. Updates on:

- Non-working heat pumps – Kara is getting an estimate on the two non-functioning heat pumps from Darrel (Rock Coast). Kara and Chris decided it wasn't worth fixing the pumps because there is a known problem with that model. Rock Coast would use a type for the outside that is compatible with the inside units. (How many heat pumps are down? Possibly 4) The course of action now is to go to Dean Long who is the head of maintenance for the town. Darrel gave an estimate of \$20,000 for parts and maintenance. Kara has found the \$20K in the town general fund. The error code in the one in the library seems to be a refrigerant leak. The \$20K does not include this.
A source of concern is that in the vicinity of the failed pumps, in order for tenants to get heat, they have to turn the boiler for the entire building on, costing and wasting heat and money .
- Flat roof repair – ending up costing \$11,000 vs. \$21,000 G&E had estimated – came out of our capital expenses. G&E did some work on another town building. Signed contract in May for them to do the work but no one did it. Chris has suggested that the town hire a property manager which is what Dean was supposed to be but he was only hired for 20 hours per week and he has to clean the bathrooms in all the town owned buildings (7). Brandon fixed the leak. G&E gave us a warranty that says

the roof must be inspected every 6 months for the warranty to be in effect. Kara said that she signed a contract with them that says a one-year inspection will suffice. *G&E are committed to the one-year inspection, but it is unknown whether that is in writing.*

- Janets go south. Janet Clark will take over the cleaning while Janet D is gone.

4. Electrical Repair Updates – Bob Snow – Bob S reached out to Scott Michaud said that his schedule has been shot to heck. Bob thinks it won't be until January that we hear from Scott. Bob Snow wants to know who has the authority to approve the electrical work. He is also concerned because the original estimate was for \$6300 but some things have been added to the list. *Bob will follow up with Scott because he added some things over and above what was said before.*

5. Main electrical panel(s) in the boiler room. Chris was afraid that the electrical panels weren't up to code. In the meantime, Kara had decided to install an EV charging station in the parking lot. Kara has acquired \$25,000 for this project. So the panels would have to be updated.

6. 2023 budget and rentals. See attached documents.

7. Elect new board chair (per annual board bylaws). ***Chris is resigning.*** Sad news for the Academy Building and Janet Dwelley – as well as the rest of the board.

After much discussion, Bob Snow and Kathy Derene are interim co-chairs. Bob is in Bath five days a week so he feels he can not give the kind of time or attention that Chris did. Kathy works remotely so she is in town. At the beginning of the new town year (July 1, 2023) we can revisit this.

Janet B will continue to send out agendas and minutes. Please send anything you want on the agenda to Janet B before the meeting.

Janet D wants to attend remotely so we will work with the library to have Zoom set up for us. We need to have meetings on Monday because the library is open at that time.

8. Diane Giese's resignation.

Janet moved and Missy seconded that we reluctantly accept Diane's resignation. Approved.

9. New Business

- The academy board should have a defibrillator. Janet B will try to find out how to make this happen
- Janet B will talk to Missy about the need for board recruitment.

10. Next ABT meeting

- **February 13, 2023, 5:30 pm, a zoom link**