

OLV Warden's Meeting
June 14, 2023
7:00 PM Church Hall

In attendance: Bill Cameron, Susan Lemieux, Bill Raby, Gail Preston, Mervin Butler, and Lyall Campbell

Absent: Father Murray, Nancy Lanthier, Theresa Ritchie

Item	Description	Action by
1	Opening Prayer: opening prayer led by Bill	
2	Approval of Agenda: Agenda approved by Sue Lemieux and seconded by Bill Raby Additional item added to New Business	
3	Approval of Minutes: Minutes of the meeting of May 18, 2023 as presented by Gail are approved by Mervin Butler, and Lyall Campbell	
4	<p>Administration Activities:</p> <p>1. Secretary's Report:</p> <p>Gail Preston has nothing to report for this meeting.</p> <p>2. Treasurer's Report:</p> <p>Bill Cameron reviewed the financial report for the period of May 31, 2023. We are currently in a surplus of \$385.00.</p> <p>Financial report was approved by Sue Lemieux and Bill Raby.</p>	
5	<p>Business Arising from Minutes.</p> <p>1. Insurance Policy update</p> <p>Bill Raby provided the following update regarding the insurance policy renewal:</p> <p>Ecclesiastical Insurance – current insurance provider: Bill Raby got a quote today from Ecclesiastical Insurance of \$14,200 and it is for \$2.5 million and they mentioned that it should be \$4.25 million. As well we will need an evaluation done at a cost of \$2,200.</p> <p>The evaluation will determine the value of the buildings and we would have to adjust the premium accordingly. Bill is waiting for the final price from Ecclesiastical for the premium based on \$3.45 million evaluation.</p> <p>Promutuelle Insurance – As per Michel Fournier if we are insured up to 80% then all claims would be covered (but we are insured at \$3.5 million). They have not requested an evaluation. Promutuelle does not have liability insurance for directors – this would have to be through INTACT and forms have been filled out. No reply yet on the cost.</p> <p>La Mutuelle – Their quote is \$11,250 & evaluation (\$2,200) – based on \$3.45 Million at 80%. But they also need an evaluation to be done. Due to the fact that they only insure churches, there are no taxes on premiums. As well as, based on how payments are made there is no interest.</p> <p>Bill mentioned that all the quotes are in the \$14,000 range at an evaluation of \$4.25 million.</p>	

Having an evaluation done would give us the proper value of our buildings. The evaluator that Ecclesiastical has recommended can come and do the evaluation for our buildings. Based on the evaluation we can recalculate on the premium. It would answer our questions as to how much the property is worth. Then we can determine how to base our coverage. We would have to fill out the forms to have an evaluator come to the building. The evaluation does not have to be done immediately. We would get a date when the evaluator can come and inspect the buildings.

Bill Raby mentioned that we have to be insured for 80% or more of our value in order to be fully covered. If you have a claim then you are considered to be fully insured. Co-insurance would not apply.

Both Promutuelle and La Mutuelle have a \$10,000 deductible. Ecclesiastical is only \$1,000 deductible. Bill will talk to Josiane at Ecclesiastical regarding the deductible. Having a higher deductible will decrease the premium.

2. Fire Inspection update

Kevin spoke with the fire inspector and sent him the spec regarding the paint to be applied. The paint is called "Safe Coat". The fire inspector sent an e-mail stating that this paint seems to meet the regulations of 150, be sure to follow the directives that are applicable". The painter sent the specs to the Fire Inspector.

Kevin mentioned that we do not have to go to the Regie to apply the paint.

Bill will follow-up with Kevin to see if we will get a written confirmation from the fire inspector that the paint is approved and also that we do not have to go to the Regie to apply the paint.

We will then determine when we can do the painting. Susan mentioned that there are two weeks in July (construction holidays) and two weeks in August when there will be no daycare in the hall.

3. Leakage update

At the moment we have not had enough rain to make a difference. We had a couple of down pours and the back corner is not leaking with the plastic that is in place.

The conference room wall is still leaking. Lyall did some caulking at the back wall. The problem is that the wall is quite high to apply caulking. Mervin and Lyall may see if they can use the scaffolding. Renting a lift is \$300 per day. The scaffolding that we have is a cheaper option. Lyall mentioned that we have to look at a few days of no rain to do the work. Lyall is estimating at least 2 days to do the job. Bill would rather that we rent a lift that it would be a safer option. Mervin mentioned that due to the weight of lift equipment it may sink in the grass. The other type of lift needs space for the safety legs. Mervin and Lyall will take a look and see if it is a job that they can do. We could also go back to Kevin at Prosecure to see if they could finish the caulking on wall.

Lyall mentioned that he will clean the mould off the wall with his pressure washer.

	<p>4. Priorities</p> <p>1. Conference room – caulking of the cracks in the wall to be done. Eaves trough may not work in the winter due to the melt and freeze as it is on the east side. We are thinking that only a small section of eaves trough would be just enough to get the water from the roof directed away from the wall. This is a job in progress.</p> <p>2. Corner with leak – wait for rain to see if still leaking. Mervin is suggesting using the rototiller on the grass and then put a membrane down. Then put the earth back on top. Perhaps seed or sod. Mervin mentioned that now it is about 15 feet square in area. Mervin mentioned that we could try to remove some of the plastic and make the area smaller and see if it still leaks. Mervin is also suggesting removing the white pipe that is in the ground.</p> <p>We will wait for some heavy rain storms to see if it still leaks with the plastic that is currently on the top of the grass in the corner.</p> <p>The back wall is more of a priority than the corner.</p> <p>5. Code of Conduct and Ethics Coordinator</p> <p>Julie McCann is the contact for the four parishes.</p> <p>Linda Cameron had volunteered to be the coordinator for the warden's Our Lady of Victory.</p> <p>If there is something for Our Lady of Victory then Julie would contact Linda as the coordinator. Then Linda would contact the warden's.</p>	
6	<p>New Business:</p> <p>1. Fundraising activities</p> <p>We could see if we could plan something in the fall.</p> <p>If we do a supper it would have to be in October. We could look at a spaghetti or lasagna supper and have it catered. We could check with Charlie Croteau to see if he still does catering.</p> <p>Bill Cameron mentioned that the balloons are a lot of work as you have to get all the supplies and get a team together to blow up the balloons.</p> <p>Bill Raby mentioned that when he went to the lobster supper – they sold a “brown bag” with a possible prize inside the bag. We would have to go out and get gifts. We can put something in the bulletin that we are looking for gifts, certificates etc. We could look at having at least something in the bag.</p> <p>Llyall mentioned that setting up the bar is a lot of work and there is not a big profit. If possible we could look at a permit to bring in alcohol into the church hall. We may still have to have soft drinks available to be purchased.</p>	

	<p>2. Rental rates for 2023- 2024</p> <p>Last year in 2022 we had \$17,455 in rental income</p> <p>Bill Cameron mentioned that the following are proposals that we can think about for September 1, 2023:</p> <p>Daycare – increase of \$5.00 to \$55 per day</p> <p>La FADOQ - \$160 per concert and they made a \$500 donation for the last concert.</p> <p>Harmonie and Chanterelle – no daily increase (stays at \$60) but the rate for concert is increased to \$300.00 from \$160.00</p> <p>Susan made a suggestion for NA rates. Currently, AA pays \$80 per month, NA pays \$40 per month (used to be \$60) but we gave them a break during COVID. Susan is suggesting that the NA group pay \$80. Susan mentioned that based on the increase of our expenses, it would be appreciated if at least NA could pay \$60 to \$80. Susan believes that would be a reasonable request. Bill Cameron will reach out to the NA contact person with this proposal.</p> <p>Bill mentioned that based on all our rentals the only availability is as follows: Wednesday is only available during the day Friday the hall is available during the day and evening</p>	
7	Next Meeting: Wednesday, July 19 th or earlier if updates on insurance renewal	
8	Adjournment: Meeting adjourned by Bill Raby and seconded by Susan Lemieux	