

Olive Branch School Preservation Society

Minutes of the Meeting on July 13, 2022

The OBSPS quarterly meeting was called to order at 7:00pm by Chairman **Jim Leathley**. Trustees present were **Jim Leathley, Cyndie Gerken, Susan Morgan, Sharon Leathley, Howard Stahl, Virgil Studebaker, Scott Suther, Don Wallace**, and ex officio TLS Director of Facilities and Safety **Brian Dixon**. Also present were guests including Connie Sample, Roberta Schneider, Reed Romine, Herman Schiller, Tom McCullum, and Alec Ashbaugh.

Since the most recent minutes were from the Annual Meeting in October of 2021 (all trustees had received a copy of them at that time) and most of the topics therein will be updated at this meeting, Chairman Jim Leathley waived the reading of the minutes.

A printed Treasurer's Report was distributed by Sharon Leathley. It highlighted that total donations from March 6, 2022 through July 12, 2022 were \$562.27; expenses for same period were \$1,375.00, and a current balance of \$18,136.86. The Springfield Foundation Account balance is \$5,000.00.

Under Old Business, Chairman Jim Leathley reported on progress on the doors and windows renovation. Blind Eye Restoration installed the repaired doors and windows at the front entrance of the building and did an excellent job in both areas especially in making the mismatched front doors matching again. Jim further stated that THS received a new parking lot and that Brian Dixon as Facilities Manager used part of the grindings from the old parking lot to enlarge the walking/parking area in front of the OB building. Brian also held an auction to get rid of unused equipment and that cleared out most of the storage in the building. The group thanked Brian for that big job completed. Next Jim lead a discussion on contacts made to get concrete repair bids on the front steps, porch and columns. He received one from Ashbaugh Inc., General Contractor and a short discussion followed including Alec Ashbaugh's concerns on existing foundation and columns conditions. If understructure turns out to be poor it would add to the difficulty and cost of the repair. Alec stated he would get an engineer in to check on this prior to us seeking a grant for this project. Jim reported that other attempts to get estimates on the project ended with no responses.

Under New Business, Jim Leathley began the process to elect a new trustee to replace Ken Strickland who had resigned in October 2021 due to his permanent move to California. Jim reported that he had approached Alec Ashbaugh to run for this due to his expertise as a local contractor and his interest in the building. Alec agreed to run and was present at the meeting. A motion to elect Alec as replacement trustee was made by Jim Leathley and seconded by Don Wallace. Cyndie Gerken formally moved to elect Alec as replacement trustee. Alec was unanimously elected by verbal vote. His term will expire 10/31/2024 (fulfilling the balance of Ken Strickland's term). Also under New Business, Scott Suther and Cyndie Gerken reported that they had made a presentation about the OB building renovation to the New Carlisle Rotary. John Detrick was there and asked if we had ever requested a grant from the Springfield Foundation. Suzy Carey, Head of Grants for the Foundation was contacted by Cyndie and she came out to see the building and expressed interest. She suggested that we seek a grant for a specific project such as having Blind Eye Restoration renovate the SW classroom windows. The deadline for grant applications is August 15, 2022. Jim Leathley has contacted Blind Eye for a written estimate so that we can apply for this grant. It was noted that Suzie Carey has since been appointed to the position of Executive Director of the Foundation. Guest Reed Romine noted that the Tecumseh Education Foundation has had a great relationship with Suzie. Chairman Jim Leathley then told us about Aqua Force, a local company that does mobile power washing. He had experience using them on other projects and they did a great job. They also use their own water which is a plus at the OB building since there is no water there. He suggested they may be a way to get all the peeling paint off of the outside trim of the two front rooms and porch so that they can be painted. Concern over lead paint

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removal laws was brought up and Brian Dixon said he could get the paint tested. Alec Ashbaugh also mentioned two other methods of removing peeling paint are ice and corn blast but both can be very expensive. Drywall for the SE room was briefly discussed and Alec Ashbaugh had a quote from Miami County Drywall for \$2800.00 for the SE room and \$1800.00 for the Front Entry foyer. Everyone felt these were very reasonable estimates and consideration was given to going ahead and doing this project with the current funds we have. It was decided to wait and see how our grant requests turned out prior to proceeding. A short discussion on the electric to the areas to be drywalled followed with no conclusion. Brian Dixon stated he would look into the electric feed (which he thinks is from bus barn) and on the insurance on the electric, etc. of the building. Our legal standing with the school district owning the building was briefly discussed as it was mentioned that sometimes grants were not awarded if the group did not own the building they were trying to save. Brian Dixon went over the steps that would be required to sell the building and it would have to be offered for sale to other schools and then to the public if the TLS schools were to sell it. Leasing the building would also add costs of maintenance to our small budget. Currently we have "a letter of intent" agreement with the schools.

Under Miscellaneous Discussion, Reed Romine showed an article he found on an Ohio History Connection event called "Ohio Open House." It occurs in September and is a tour of historical sites for the public. He stated it could be a way to get interest in the building. The deadline to enter is August 5, 2022. He gave the article to the trustees for consideration. Don Wallace asked about fund raisers but no one had any ideas on what to do for one.

With no further business, the meeting was adjourned by Chairman Jim Leathley at 7:50 pm.

Everyone was invited over to the OB building to see the progress on the building.

Respectfully Submitted,

Secretary Susan Morgan