

# OLESS Minutes

(Old Lyle Elementary School Supporters)

**June 8, 2020 at 6:00 PM**

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**Mission:** Working together to preserve and maintain the Old Lyle Elementary School building and park as an activity center and green space to improve the quality of life for the Lyle community.

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**Attendees:** Rocky Shultz, Don Starkin, Emily Steele, Julie Larson, Kevin Oldfield, Stefanie Boen, Kelly Johnson, Adrian Bradford

## 1. Introductions of guests

## 2. Review and approval May minutes - Approved

## 3. Treasurer's Report – Don

- Update on Steffanie's training on treasurer duties – Signer on Umpqua Bank Account
  - Approval needed for Stefanie Johnson to be a bank signer - Kelly to drop off minutes to Umpqua so Stefanie Johnson can become signer
  - Don would like to add phone numbers of other members to Umpqua - Kelly to request that Stefanie Gross and Stefanie Boen's phone numbers are added to Bank verification system.
- Update on Treasurer work instruction progress
  - Kelly to put Don's list into Treasurer WI format

## 4. Rental Insurance

- All non-sponsored events and rentals needs to be insured
- 05/05/20 Status: Below is the response from Kari at McCoyHolliston:
  1. A birthday party, wedding shower, baby shower etc. ask them if they have a homeowner's or renters policy that will extend coverage for their event. This should be the first thing asked and it won't cost the renter anything. Their agent will give you a certificate showing they have coverage.
  2. If they don't have coverage that can be extended please ask them to quote the event online @ [specialeventinsurance.com](http://specialeventinsurance.com). If this the route they need to use, then they should quote 1,000,000 liability limit and list OLESS and CEKC as additional insured
  3. A contract should be in place for short term rentals:
- 05/12/20 Status: Don to get quotes for D&O coverage from additional insurance providers. Kari is looking into current coverage will quote us a new policy if she feels it's necessary.
- 06/08/20 Status: Jonathan Blake to send form to OLESS for short term rentals. Need approval through CEKC for all OLESS Activities, no fiscal sponsorship written at this time. May be able to be written into fiscal sponsorship. Waiting to see best process to set up. OLESS is to supply the school board with proof of insurance. Consider spend down of grant money and start own insurance policy and move away from fiscal sponsorship. Kelly to email Linda and Jonathan with feedback from OLESS board. . OLESS to get hold harmless agreement from insurance company to avoid special occasion insurance/special event. Jonathan Blake to send agreement to Kelly.

## 5. Director and Officers Insurance – Don, Kelly

- Don - Overview of Quote: See email from Don. D&O quote sent out in email, all board members to review and respond via email. Discussion regarding insurance. Kelly to discuss information with Linda and get copy of certificates from Jonathon.
- Kelly – Overview of conversation with Jonathan Blake of McCoy Holliston General Liability insurance through CEKC, posted to expire 6/1/2020. Jonathan to confirm that OLESS has Directors and officers insurance. Kelly to follow up with Jonathon Blake to know exactly how we are insured. Unclear of what

we really have. Able to change criteria of events based on writing of fiscal sponsorship. We need clear definition of coverage. Kelly to follow up the Jonathan and Linda.

## 6. Drafting a Fiscal Sponsorship Agreement

- All OLESS contractual agreements must first be approved by CEKC?
- Review of consistency between bylaws and practices
- OLESS meeting requirements
- CEKC renting from OLESS – Appropriate way to move money
- Kelly to draft fiscal sponsorship agreement using template from CEKC
- 05/08/20 Status: First draft emailed to OLESS board
- 05/12/20 Status: Board to go over first draft and email Kelly with feedback.
- 06/08/20 Status: 1<sup>st</sup> draft was sent out to group. Linda responded and Kelly emailed back to Linda with more questions. Waiting for feedback from CEKC. Refer to email from earlier today.

## 7. Events & Rentals – Emily

### 8. Strong Women would like to restart – What phase allows this? Phase 3.

- Don to let Strong women know they must wait until Klickitat county is approved or phase 3
- OLESS is currently using Memo of Understanding (MOU)'s as its lease agreements. Do we want to generate a more formal agreement(s) for long term and/or short term rentals?
  - Board to address this at later date – moved to parking lot
- WAGAP - Julie
  - Would like to have a small food bank in Lyle during COVID
  - Would pass out food once a week
  - Would like to have a full size refrigerator and freezer in space
  - Possible long term rental but only “promising” during COVID at this time
  - What would the rental rate be for a large classroom?
  - 05/12/20 Status: Julie in talks with WAGAP about details of agreement
  - 06/08/20 Status:
    - Who will be responsible for required upgrades to the building? - WAGAP
    - How does the board feel about the MOU presented by WGAP? Needs the following updates: More formal MOU for long term rental. Kelly to ADD CHANGES TO MOU: Use of additional space up to 3 times per month at no additional charge and designate classroom space for use (middle, river, ect) . May need to add verbiage about electrical bill if sharp increase in bills due to use of freezer/refrigerator.
- Ruth Kraus – Emily
  - Hair dresser
  - What are the terms of the lease? Is month to month an option and if so how much notice is needed to end the lease? Board OK with month to month.
  - If the pandemic were to worsen again and there were another stay-at-home order, would the lease been suspended or terminated and could that be done on a pro-rated basis so that Ruth wouldn't have to pay for time that she was unable to use? OK with suspension to pay until end of lock down or reduction in phases of reopening.

- If Ruth were to fix up the office, including replacing the carpeting with a flooring that were more easily maintained, would it be possible to reduce her rent to cover the costs? – One month free rent if renter replaces flooring and paints.
- One of the lights is out; could it be replaced in the near future? – Completed by Robert Allen
- Would like Ruth to make a proposal for the sink for reduction in rent.
- Emily to update Ruth with OLESS board responses to her questions.

## 9. State Grant Status – \$1,409.82 balance

- Paint baseboards – Don is working on project himself
- Chuck Hunter emailed on 01/23/20 asking if we will be using the funds. We need to decide how to spend this money relatively soon.
- Maybe work party?
- 03/03/20 Status: Rocky and Don to lead planning of event. Others to help once plan is in place.
- 05/12/20 Status: COVID hiatus.
- 06/08/20 Status: Consider purchasing items for baseboard project in order to complete grant

## 10. Building Issues

- Relocation of BBQ
  - Compliance considerations
  - Needs to be investigated regarding county compliance – TBD
  - 05/07/19 Status: Kelly met with LHS Super Intendent and speaker for the school board, Barbara Mills. TBD after review of RCW's.
  - 06/04/19 Status: TBD after review of RCW's. Kelly to reach out to Ann
  - 07/02/19 Status: Meeting cancelled due to no quorum.
  - 08/06/19 Status: Kelly to notify stake holders about notifying county
  - 09/03/19 Status: Kelly spoke with Ann. Ann to see is she can find any information before we approach the county.
  - 10/01/19 Status: Ann confirmed that the school has no permit on file for the Pavilion.
  - 02/04/20 Status: All stakeholders have confirmed no permits on file. OLESS board needs to vote notify county. Yes, board believes we should notify the county for a permit.
  - 02/15/20 Status: Kelly spoke with permits specialist for Klickitat County. She said the maximum square footage for a non-permitted structure is 100 square ft. However, there are efforts to change it to 200 square ft. So, if the building is 200 square ft. or less we should wait to see if the update goes through.
  - 03/03/20 Status: Kelly to measure.
  - 05/12/20 Status: Pavilion is 16ftX36ft (576 square feet). Kelly to call county about getting it permitted.
  - 06/08/20 Status: Need structural engineer to certify and then turn in an application. Building permit application located on website. Tennison or Bell in Bingen, John Grimm, Pioneer Engineering in Goldendale. Anyone with at WA license. Julie to request quote.

## 11. New Board Member Orientation Document

- What needs to be added or changed? Add lock box information: enter before and to return key. Must enter code to return key. Kelly to add to document.
- 06/08/20 Status: Kelly to make updates to document and send out to board for review.

**12. Lock Box Code** – Two codes work. Kelly to add additional code to New Board Member Orientation document

### **13. Review of findings between bylaws and assigned documents**

- Kelly
  - Washington State Non-profit Handbook – Kelly still needs to complete
  - Fiscal Sponsorship Agreement between CEKC and OLESS - Still in process so is malleable at this time. Waiting for feedback from Linda Williams.
- Kevin – 2016 Lease Agreement between CEKC/OLESS and LSD
  - Insurance requirements stated in lease agreement – Is our current plan compliant? Johnathan Blake confirmed that OLESS insurance is compliant on 06/08/20. Notification of insurance to LSD needs to be done in accordance with lease agreement. Treasurer to perform this duty. Kelly to get document from Jonathan for Treasure to report.
- Don – MOU between OLESS and LSD: No problems seen between MOU and lease agreement.
- Rocky – Washington Department of Commerce Grant – Rocky was out of the room at time of overview. Will get updates at next meeting
- Julie – Educational Revised Codes of Washington (RCW's) - No updates at this time.

### **14. Open Forum**

- Don - Sherri and Don saw kids on LAC roof. Asked the kids to get down and was confronted by angry parents. Apparently parents think it's OK for their kids to be on roof. Need to create verbiage/sign regarding kids being on the roof. All board members to email about verbiage. Once determined, Kelly will get quote for sign.

### **ACTION ITEMS:**

#### **Don:**

- Let Strong Women know they need to wait until phase 3 to continue
- Email about verbiage for sign regarding kids being on roof
- Follow up with PUD regarding community contribution - **Complete**
- Create list of Treasurer tasks - **Complete**
- Begin training Steffanie on Treasurer related duties
- Go over first draft of Fiscal Sponsorship agreement between CEKC and OLESS
- Get quotes on D&O coverage from additional insurance entities - **Complete**
- Send Thank You to Klickitat Trail Run
- Read 2016 lease agreement looking for details about educational RCW's
- Create a list of your non-treasurer related activities for OLESS board members to take over when you leave - **Complete**
- Schedule and manage baseboard painting project
- Give baseboard painting receipts, pics and copy of checks to Kelly for reimbursement
- Review WA Non-Profit Handbook for review at next meeting:  
<https://www.sos.wa.gov/assets/corps/washington-nonprofit-handbook-2018-edition.pdf>

- Review bylaws for review at next meeting
- Talk to KPUD to find out what would be involved to increase community share of water for greenspace:

**Emily:**

- Update Ruth with OLESS board responses to her questions
- Update children's programming to \$5/Hour
- Update Google business listing
- Update any Google and Facebook information listing Marsha Pope's contact information
- Update MOU Word Doc for Top Gear Driving School Rental
- Create flier for LAC to hand out at events
- Email Facebook about removing old LAC page
- Post pictures of last year's Halloween Trunk or Treat Event on social media outlets

**Julie:**

- Review D&O quote sent out by Don
- Email about verbiage for sign regarding kids being on roof
- Request quote from structural engineer for Norm White Pavilion permit
- Work with LSD to determine what educational RCW's are applicable to the LAC
- Work with WAGAP on details of renting a room at the LAC
- Check out details on listing the LAC as a WiFi hot spot on the OSPI
- Go over first draft of Fiscal Sponsorship agreement between CEKC and OLESS
- Read 2016 lease agreement looking for details about educational RCW's
- As Facebook administrator, work with Emily to transfer authority to the LAC Activity Manager
- Work with LHS to see if students can earn leadership credits for helping at the LAC
- Work with local community groups to generate community calendar
- Follow up with Ann about receiving donation of basketball hoop
- Work with Kevin regarding community service hours for LHS students
- Review WA Non-Profit Handbook for review at next meeting:  
<https://www.sos.wa.gov/assets/corps/washington-nonprofit-handbook-2018-edition.pdf>
- Review bylaws for review at next meeting

**Kelly:**

- Quote for sign to deter kids from getting on roof
- Review D&O quote sent out by Don

- Drop off minutes to Umpqua so Stefanie can become signer
- Request that Stefanie Gross and Stefanie Boen's phone numbers are added to Bank verification system.
- Put Don list into Treasurer WI format
- Email Linda and Jonathan with feedback from OLESS board regarding insurance
- ADD CHANGES TO MOU: Use of additional space up to 3 times per month at no additional charge and designate classroom space for use (middle, river, etc). May need to add verbiage about electrical bill if sharp increase in bills due to use of freezer/refrigerator.
- Add additional lock box information to New Board Member Orientation document – must reenter code to return key
- Add additional code to New Board Member Orientation document.
- Email about verbiage for sign regarding kids being on roof
- Get proof of coverage from Jonathan for Treasure to present to LSD No. 406
- Go over WA State Non-Profit Handbook and Fiscal Sponsorship Agreement and compare to OLESS Bylaws to confirm compliance.
- Call county about getting the NWP permitted
- Read 2016 lease agreement looking for details about educational RCW's
- Update any Stripe information still listing Marsha Pope
- Permanent/long term tenant list to Jonathan - **Complete**
- Reach out to Ann about relevant RCW's – Moved to Julie's action items - **Complete**
- Review relevant public school RCW's - Moved to Julie's action items - **Complete**
- Review WA Non-Profit Handbook for review at next meeting:  
<https://www.sos.wa.gov/assets/corps/washington-nonprofit-handbook-2018-edition.pdf>
- Review bylaws for review at next meeting
- Look into window rebates from PUD
- Add Gorgeswap to LAC website
- Fix stairs at entryway on west side of building – When weather allows, Interface with Klickitat County about entry way/ADA accessibility on North/West portion of building
- Write grant request for 2021 – Consider daycare requirements

**Kevin:**

- Review D&O quote sent out by Don
- Email about verbiage for sign regarding kids being on roof
- Go over 2016 Lease agreement between OLESS/CEKC and LSD and compare to OLESS Bylaws to confirm compliance.
- Go over first draft of Fiscal Sponsorship agreement between CEKC and OLESS
- Read 2016 lease agreement looking for details about educational RCW's
- Get copy of form from Char. Informational form from non-profit to parents

- Work with Julie & LHS to see if students can earn leadership credits for helping at the LAC
- Reach out the LHS about community service hours for students
- Review WA Non-Profit Handbook for review at next meeting:  
[https://www.sos.wa.gov/\\_assets/corps/washington-nonprofit-handbook-2018-edition.pdf](https://www.sos.wa.gov/_assets/corps/washington-nonprofit-handbook-2018-edition.pdf)
- Review bylaws for review at next meeting
- Fix stairs at entryway on west side of building – When weather allows, Interface with Klickitat County about entry way/ADA accessibility on North/West portion of building

**Robert:**

- Replace light in nurses office - **Complete**
- Determine appropriate watering for green space
- Install rack in Supply Room
- Investigate entry way heater issue
- Investigate rugs for hallway
- Construct a cage around the HVAC unit
- Investigate wireless thermostats for heaters for two rooms
- Investigate contacts to potentially restore chimney
- Replace boards near skate park as soon as the weather allows – 8 total
- Investigate roof leak in boiler room – Flashing has been replaced.
- Replace timer for outside faucet
- Change four fixtures in cat rescue room
- Replace hose with PVC pipe
- Replace electrical box by the BBQ with outlet with USB port
- Investigate repair of door bar closest to skate park

**Rocky:**

- Review D&O quote sent out by Don
- Email about verbiage for sign regarding kids being on roof
- Go over Washington Department of Commerce Grant and compare to OLESS Bylaws to confirm compliance.
- Go over first draft of Fiscal Sponsorship agreement between CEKC and OLESS
- Work with Vern the generate plan for staining NWP
- Read 2016 lease agreement looking for details about educational RCW's
- Plan baseboard painting project
- Research options for counter top in pavilion

- Check out Mt Adams Chamber and Dallesport News Letter for advertising space for room rentals
- Look into covers for hallway ceiling lights
- Review WA Non-Profit Handbook for review at next meeting:  
<https://www.sos.wa.gov/assets/corps/washington-nonprofit-handbook-2018-edition.pdf>
- Review bylaws for review at next meeting

**Steffanie Johnson:**

- Look over New Board Member Orientation document
- Begin training with Don on Treasurer related duties
- Go to Umpqua Bank and become signer on OLESS account

**Stefanie Boen:**

- Review D&O quote sent out by Don
- Email about verbiage for sign regarding kids being on roof
- Go over first draft of Fiscal Sponsorship agreement between CEKC and OLESS
- Read 2016 lease agreement looking for details about educational RCW's
- Generate board member tracking form
- Make Thank You's from the Lyle Activity Center
- Send Thank You to Janette Petty
- Research storing documents on Weebly site – Moved to Kelly's action items
- Work with Don and Kelly to generate audit work instruction and documentation process for internal auditing of OLESS/CEKC checking account
- Research cloud space/best form to store OLESS documents – Moved to Kelly's action items
- Manage documentation of audit findings
- Begin tracking donation forms – Kelly will send you the form. No need to retroactively track.
- Begin tracking volunteer hours – Kelly will send you form. No need to retroactively track.
- Review WA Non-Profit Handbook for review at next meeting:  
<https://www.sos.wa.gov/assets/corps/washington-nonprofit-handbook-2018-edition.pdf>
- Review bylaws for review at next meeting
- Instagram – Follow up on Brielle's email (Forwarded from Marcia B)

**Vern:**

- Manage flags appropriately/legally - Ongoing

**PARKING LOT**

- Generate more formal lease agreement other than MOU that is currently in use



- Relocate BBQ
- Determine how many alarm codes exist in the alarm system
- Cycle Oregon – Research possibility of becoming a stop for Cycle Oregon as a Fundraiser
- Car Club Ride Fundraiser
- Resolve issue of perpetual loss of the key in key box outside
- Replace West facing doors on North end of building
- Seal the tops of the bricks around the pavilion and maybe make it a counter top
- Generate Routine Maintenance Schedule for the building
- Outdoor exercise park – Skyline Foundation interested in hearing about a project at the LAC for potential donation
- Resolve issue of people pulling picnic tables over to building and on crawling roof. Perhaps post a trespassing sign?
- Thatch green space
- Generate process for requiring proof of insurance from renters and/or green space users
  - Insurance Requirements – Once figured out needs to be added to the form. Kari from McCoy Holliston may have a way to link them to the necessary insurance.
  - Liability Clause – Add question “Do you have liability insurance?”
    - Add section about alcohol
- Create LAC Activity Manager email address so impact of personnel changes are minimized
- Create process for renting tables and chairs to green space users
- Work Instruction for draining pipes in the winter
- Sound system
- Humanities of Washington - Affiliate of National Endowment for the Humanities, Do we want them to give presentations at LAC?
- Cleaning work parties
- Should tree lighting ceremony be an annual event
- Open house for completion of restoration grant – Maybe Gina Mosbruckers performs ribbon cutting ceremony
- Look over statement of work for Housekeeping and consider adding kitchen and popcorn maker
- Area above boiler room needs fascia to keep the birds and bats out
- Projector for rental
- Mixing valve in janitors closet needs to be replaced
- Fire inspections – requirements?
- Greenspace – How to reduce water bill
  - Low flow sprinkler heads
  - Community contribution

- Sharing expenses with LHS
- Reader board
- Sell fence space on Hwy 14 for advertising
- Relocation of HVAC
- Where do we go from here?
  - Planning session for reimagining LAC
  - Reach out to community
- Gorge Grown – [kiara@gorgegrown.com](mailto:kiara@gorgegrown.com) (503) 490-6553
- OLESS business plan
- Future funding for OLESS/Fundraising
- Solar panels to replace outlets
- Relocate bench to south-east portion of building
- Advertise glass on website
- Identify way to remedy issue with heat being left on in the rooms
- Develop program for orientation for new board members
- Should we generate a common place to document everyone's contact information
- Puncture vine – How to control
- People/renters are not leaving the rooms as the found them, even with a checklist – New ways to manage.
- Lost and found procedure
- Generate scale for charging for-profit entities that want to use space

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**Next General Meeting Scheduled:**  
Monday July 13, 2020 at 6:00 PM at Lyle Activity Center

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