

People's Warden Report to Vestry

As Peoples Warden 2014-2015 I set five goals:

- 1. Reducing heating expenses by as much as \$2500 per building or 50% in 2015.
I believe we are approaching this level in the parish hall. The church and rectory will require a more substantial investment, perhaps from the diocese.**
- 2. Improving communications capability within our community. The new website will accomplish this as will improved signage. See stjamesanglican.ca. There is a need for volunteers to create the text.**
- 3. Bring our building & landscaping to a higher standard. The many projects carried out point to this.**
- 4. Finding new revenue streams! The fund raising capability of the new website is an unproven attempt as are the new events being organized. Upgrading the hall may also create new opportunity.**
- 5. Encouraging a positive atmosphere in our church.
Our new monthly coffee hour points in this direction.**

The small investments we have already made should reduce our electrical, heating, and telephone expense by a total of \$4000-\$5000 annually in 2015. These are ongoing savings that will continue as long as we own our buildings. I believe that the net present value of these savings is about \$23,000 over the next five years. This was done without large grants or subsidies from the bishop or government.

During the year I became aware that the reorganization was in difficulty. I volunteered as secretary and acted as chair of a subcommittee. The reorganization will be voted on at this vestry and will see an injection of \$15,000 annually in area churches. It will also see Stanbridge East pay a larger share. Our treasurer, Hardy Craft should receive a vote of thanks for his insight in beginning this process. The net present value of this over five years is about \$70,000. to the five local churches collectively.

I have completed many projects with both volunteers or paid individuals.

- 1. Removal of the swamp at the West side of our Parking lot. The area was 30 x 100 feet. This gave us parking for twelve more cars for Lance's funeral. It provided soil for landscaping and filling graves. It stopped damage to our asphalt surface.**
- 2. Installation of insulation mostly to R 40 value across the entire 2400 square feet ceiling of our hall.**
 - 3. Removal of two large trees that endangered our members and property by Luke Gerard.**
 - 4. Removal of 8 small trees that were part of the swamp with the help of a volunteer.**
 - 5. Touch up painting in both the church and hall.**
 - 6. Insulation of the base of the bell tower.**
 - 7. Pruning of several decorative trees.**
 - 8. Moving the hall thermostat to properly reflect the hall temperature and implement a zone heating scheme.**
 - 9. Sealing air leaks across the entire hall including windows.**
 - 10. Upgrading of electrical to more efficient (Cheaper) bulbs in the Hall. Payback less than 1 year.**
 - 11. Installation of a dehumidifier to eliminate odours.**
 - 12. Arranging to wax the hall floor to improve esthetics.**

13. Installation of a fire break in the kitchen.
14. Insulation of the ceiling over the kitchen. (Typical payback of 1 to 2 years)
15. Quotes on new furnaces in Rectory & Church.(Will only go forward with grants from Diocese.)
16. Removal of poison Ivy behind hall.
17. Misc. Landscaping.
18. Website design and implementation. The preliminary phase is complete and now we need volunteers to create content. We need an ACW page, vestry page, 2 fund raising pages, history of Phillipsburg page and a history of Farnham page. No HTML experience needed as we only need text.
19. Repair cement on church steps.
20. Instal new mirror in book room.
21. Repair front doors of both hall & church to stop drafts.
22. Insulation in the area of the sill plate under the hall.(180 of 200 linear feet.)
23. Activity to rename church road as Anglican Way & thus improve 911 service.
24. Installation of a new projector screen in the ACW Boardroom.
25. Staining the base of the pews in the church.

The following projects are ongoing and partially complete.

1. **Signage(Volunteer needed)**
2. Possible installation of 2 windows in the rectory and three in the hall.(Quotes only)(Approved)
3. Repairs to the soil pipe in the Rectory.(Must be done by a plumber.)(Approved in Andy's hands)
4. Quotes to replace eaves trough in rectory.(Quotes only not approved – contractors do not seem to like this one. This is a possible grant request
5. Painting touch up in hall & church.(We have the paint. Need a volunteer.)
6. Thermal isolation of the hall stage to save \$1000 annually.(Need a volunteer or two)
7. Increasing heating efficiency in church and hall.(Need a volunteer).
8. Replacement of six 300 watt bulbs in church.(Expected payback 2 years).(Approved but requires minor electrical work)
9. Increase number of events in hall see stjamesanglican.ca/events.html
10. Installation of new thermostats and fire alarms.(Need a volunteer).
11. Plant grass seed in spring behind hall to overpower poison ivy. Grass seed is already purchased.
12. S.E.O. Or search engine optimization so that our new web site can be more easily found on Google.

Critical problems not yet addressed:

Painting of east roof on the parish hall to stop rust. Must be done in 2015.

Cleaning of eaves trough on the church.

Improved venting in hall and rectory attics to stop ice damming and rot.

Installation of Ice Breakers on rectory roof to avoid injury to Rectors family.

Eaves troughs and removal of cedar trees around parish hall to stop rot of beams under building.

Repair fence as town has not done it in three years for safety reasons.

Improved lighting in compound to improve safety and avoid vandalism. Possible change of flood light outlet to a short lamp post. This is probably a \$100 expense in 2015.

With thanks to all for advice and assistance.

Respectfully submitted

Barry Bockus People's Warden

