

## **Kensington Grange Trustees Minutes of the Meeting April 6, 2023**

Present:

Frank Whittemore

Meghan Gross

Holly McCann

Meeting convened at 9:45. Discussed upcoming 2023 maintenance plan/schedule since the warrant article for funding passed. Apex cleaning is able to provide cleaning services periodically throughout year if needed. They will perform a deep clean of the Grange in April, which will include floors, windows, and all surfaces. This has not been undertaken in many years. After this initial clean, they will provide cleaning services as needed.

Roof work will commence soon. Frank has spoken with the Town's insurance provider. We are clear to begin the necessary repairs to exterior roof and interior painting when workers are ready. Frank will oversee this effort. Also, painting of remaining two exterior sides of the building will commence as soon as weather is cooperative. The funds were encumbered in 2022 with a vendor's approved contract to perform this work.

Potential for insulation of building under floor will be put off until Trustees are able to discuss with Preservation Alliance personnel for ideas and potential costs likely associated. This is contingent on success in current efforts to increase use of Grange in all seasons.

Trustees discussed development of a fee schedule for Grange use in the future which includes proper security deposit, cost of cleaning and maintaining building for use throughout year, etc. The goal is to increase availability/use of the Grange in the future and the current flat rate use fee of \$100 will not work for the multiple types of uses envisioned. This was demonstrated by the feedback from the Roundtable Discussion. More data collection and discussion is needed before proceeding further.

Open House scheduled for April 16, 2023 from 1 – 4 pm was reviewed. Trustees will be available to greet public, conduct tours, answer questions, and invite any potential users to meet with to discuss in more detail. Refreshments will be served. Potential for musical group entertainment was shared. Copies of the Roundtable Discussion feedback will be available to attendees.

Meghan has received a request from the Recreation and Social Committee for use of Grange on May 17, 2023 for an event. Paperwork to follow.

Trustees discussed cypher lock desired for rear door entrance which would alleviate the burden on using keys for every user. We will investigate potential vendors and pricing. Trustees discussed need for WIFI in the Grange. Users frequently request this feature. We currently cannot provide it. Cell phone service in the building is poor. We will investigate with current telephone provider & BOS to obtain this feature.

Meeting adjourned at 11:20 a.m.