

Howell Cottage Board Meeting Minutes

October 10, 2021

In attendance: Henry Trost, Ernest Franklin, Robert Franklin, Jr., Caroline Trost, Lyn Hoyt, Martha Adkins on speaker phone.

Come to Order 3:30 pm

Voted to approve minutes for 2019. Did not meet in 2020 due to pandemic.
Minutes approved.

Financial Update

5 yr cash flow statement discussed.

Good position.

\$300 dishwasher purchased since statement from Robert Orr Jr. estate sale.

Charlotte Hunter found new washer and dryer. Donated to house.

We are one year in with internet.

Expenses are covered. Insurance still biggest expense, behind that property tax.

Maintenance trend from \$72 year to \$1000 a year. Varies from cutting trees to mowing grass.

Maintenance discussions of last 2 years: 12 Red Oaks planted by Henry Trost and Miles Kirkland. 2 survived towards the back. Hemlocks re-treated for aphid 6 months. Fireplaces – all inspected, condemned all but the parlor insert. Bat issue addressed. Individual bats still roost on the porch. But, the over-winter roost is gone. Big ear bats still seen.

New Business

Discussions of capital improvement projects.

Priorities to address around 150 anniversary celebration. Not much is new. Fireplace in kitchen is in serious trouble. Inside women's bath discussed.

Floor in Kitchen has dropped 3 inches. Root cellar area needs to be addressed around foundation. Counter is bowed. Is it the counter or floor causing sag? Cabinets are standard sizes. Too many questions to know exactly what is causing the sag. Sag to fix all at once.

Picket Fence

Pickets 1/3 made. Danny Boyd could be hired to repair and paint. Needs to be pressure washed. Pickets have to be custom-made. Rip-cutting 1x6.

Mr. Boyd did the work after the guy ran into the fence with his car. Mr. Boyd could continue the work if we want to hire out. Or someone can volunteer.

Fireplaces

The parlor fireplace is the one functioning fireplace. It has a liner. May need repair soon.

Chimney too small for liner. Kitchen fireplace has most use and we would get most benefit out of rebuilding. Grout disintegrates from inside.

Ideas for **kitchen fireplace fix**. Rebuilding to use again is estimated to cost \$28k. An alternative: take the masonry down to structural sound point. Run a stove pipe parallel to accommodate a small Franklin stove. Ernest bought a faux fireplace heater to protect from building a fire when the family does not know the fireplace is condemned to use.

Septic

Address overflow. Mid-summer it is always full. A gray water line needs to be re-buried. Leaching field issues. Push the field line beyond the area where people drive.

Tennis Court

Surface gone. Cracks bad. Net needs repair
Backboard looks fine. Fence is in great condition. Go-Fund me to resurface and give a key to those who would like to play.

Add 3rd Bath

Note \$9k refurbish on men's bath. Project septic impact.

Inside Women's Bath

Replace toilet, Victorian shower set up, paint, address leak issue above tub wall.

Landscaping

Erosion issue, West side front back, back back, trench getting deeper. No gutter.
Discussion to add rocks to fill trench. Other spot Back Cabin. The new downspout re-route under the porch. It is pushing water to the back of the yard and in front of the back cabin. Money in the back cabin fund to address. Grading and more reroute. Woods is encroaching. Bush Hog- can also help septic need. Entrance walk. For 150's party- clean up.

House Paint

Last painted 2013. Guy who painted last time. Clapboard on front back and back back is in bad shape. And eventually will need to be replaced. Choice not to touch shutters. Two no longer functioning. Need a carpenter. Dillard may have labor on retainer.

Brumby Rockers

Friends of Howell Cottage? \$1225 new \$800 to rebuild.

Main Breaker Box

Any renovations that happen and there is a permit pulled we may run into an issue because there is a box that is an "inside box". Insurance company will ask for permits and we will not pass inspection. It will not meet codes. Grandfathered in as is.

Request for old minutes to digitize. When was the wiring replaced? Same time new box was put in and the 220 plugs.

Discussion:

Replacing and not moving things in the kitchen will not require a permit. Septic not a permit issue, Bathroom addition would require permit. Fireplace may require permits. Select 5. And prioritize.

Henry moves kitchen is most urgent: vote yes unanimous.

1. Kitchen – would Ran Battson vote

2023 Calendar Year for 150 Anniversary

Need to pick a date.

- 2nd week in June – Bonnaroo
- Beersheba Crafts fair end of august
- End of July Monteagle craft fair

Access to hotel best on July 4th because churches do not book on 4th. The 4th is on a Tuesday.

2023. We need a committee. Barn alt sight for rain? Need in someone charge. Announcement.

To call for committee members. Ask for photos from 100's. Zoom meeting- need a date.

Ask Barn, hotel, who, what, can we book. Before 4th, after 4th. Research facilities. Estimate 500 people. Contact list needed. Include Tom Weaver crowd.

Action Items

- Follow up meeting, email or zoom Jan 2, 2022 and then Ernest will share date when he sends dues invoices. – All Board Members
- Caroline to ask about availability and other accommodations on mountain to help narrow day. Barn , tent, hotel – keep tent up after 4th celebration? Pencil date Saturday July 8th
- Compile more current immediate family contact list. Each family to compile who needs to be on the list. Note board communicates with board and rep shares with their family. – All Board members to Lyn by Jan 2nd.
- Kitchen work.- Ernest kick off getting help (Starting with Ran Battson- looking for someone)
- Blog and email to announce to form a committee -Lyn Volunteers – any generation welcome
- howellcottage@gmail.com login – Ernest share with Lyn. Point place to organize
- Prioritize other 4 items for repair
- Digitize old minutes. Charlie Trost papers

Meeting Adjourn 5:55 pm

Send to Thad to print for Martha- Weaver/Adkins have no email.