

DSI GOVERNANCE BOARD MEETING April 27, 2023, #5

The DSI Governance Board meeting was held on Wednesday April 27, 2023. The meeting was opened by Chairperson James Villeponteaux at 3:00pm.

There were five Governance committee members in attendance; and a quorum was met.

James Villaponteaux Emily Watts Dianne Jones Haren Main Kathene Winston Don Baus Russell Cornette . DSI Board Member in attendance- Leigh Thompson

Agenda-

1- Continuation on the moisture issue at St. George and bids on the moisture issues, drainage, core drills and exterior testing.

Discussion-led by JV, LT, DB, RC, HM, DJ, KW and EW

It was revealed that the lease at (DSI) is good for another 20 years, until 2042.

The discussion was on whether to entertain bids from companies. We received two bids, and the following was recommended. The first one was from ECS on 4/26/23. They do not want to do the core drilling, which requires them to put probes in the concrete. It was inquired if the company will test in multiple spots or a single spot. The objective is to place moisture pucks into the ground. Unfortunately, we have not had any discussion with the St. George Mayor. The committee will decide how to proceed and do we want to invest the money in this venture. Do we have a budget? We have money to review the problem. Should we spend money to review the problem? We would need money to fix the reviewed problem. Should we pay the \$730.00 to find out from ESC, who will drill one hole or from Terracon who will drill three holes? Do we know where the moisture is coming from (baseboard, slab-we don't want to mess with it)? Should we fix the problem because we don't have the money to build? We don't want to place a floor on top of the floor. Moisture will cloud the wax (the wax will not stay shiny with the moisture). Should we do the three-hole test?

Recommendations/Suggestion-

We should look at the eaves, guttering, French drain, and moisture inside the building and core drillings. We could place dehumidifiers throughout the facility; however, they could be very noisy. We found moisture in the kitchen area, fitness area and meeting rooms. Glue was placed down previously in those areas. We know that moisture is there, so Why drill? It seems pointless. We will see a lot of moisture in St. George when it rains. The company that we choose could install a 5/8" drill and probes and hammer drill to conduct humidity testing. A hammer drill does not do a neat job. A 5/8" diameter hole is a small hole. This will tell us if moisture is coming through the slabs. It will also tell us if moisture still exists. We have a budget; we have maintenance and can repair line items. Why are we still meeting on this same issue. We may or may not have the money due to professional fees. The board will contact the mayor to see if he can assist with the cost. There is no slate in the St. George facility, just tiles. The committee should finance the funding. However, there is not enough in the budget for the one-hole drilling. Our fiscal year is from July 1-June 30. YTD budget is 2.5 million. The net income at the end of January was \$1.8 million. Our annual is \$40 million. This year's budget is looking good. This is affordable now, later this year might be costly. Some board members have used these companies in the past. Perhaps we should put 3 holes test in different locations for the vapor admission test. We will call the company to address any concerns while the board is present. We were questioning why not do a core drill versus a humidity test. Therefore, we contacted Ryan from Terracon, and he suggested that a core drill test should be used for the concrete humidity levels. Another method is to test the moisture barrier application as we have seen moisture come up through the slab. Maybe the bore will be the better solution. Ryan will recommend a smaller hole as the bigger holes are pretty messy. He will do a hammer drill. It was asked if we will see the same results using a 4" bore. Ryan stated that it depends on the floor vendor. Contractors are against this. Ryan stated that a small hole should do the trick. We heard that ESC is currently shorthanded. Terracon is fast to complete projects. We need a motion made in committee, seconded and take it to the board. We will get quotes from the DSI and submit them to the committee via email. The committee will ask Kristine to give calculations to the board. A motion has to be made for this. A question was asked if we must redo the floor due to the drilling? If this method is used by Terracon, they will fill the holes and put the tiles back. Moving forward, we need to approve Terracon's bid for the slab penetration test with visual observation in three locations. It was moved and, not to exceed \$2,000, for up to three holes in different locations.

New Business

Get a few quotes on the moisture barrier test and the additional cost of drilling additional holes. We are making proclamations in St. George in May. The motion carrier unanimously. We will work on policies and procedures and strategic plans. KW was moved from the Governance committee to the Fundraising committee.

The next meeting is scheduled for Thursday, May 11. 23 at 4:30 PM before the DSI Board Meeting. Brandi will send a reminder to the committee regarding the town council on the 2nd Thursday of the month at 6PM.

DB motioned to adjourn the meeting and 2nd by HM at 3:55PM.

Respectfully Submitted,

Dianne Jones, Secretary of the Governance committee