

**FICRA Building Trust Board Meeting Agenda**  
**Thursday, December 9, 2021, 7:00PM**

**2021-2022 FICRA Trust Board**

Howard Stapleton	President
Arlyn Lawrence	Vice President
Gina Olson	Secretary
Hal Goodell	Treasurer
Craig McLaughlin	Director

NOTE: This meeting will be held in the Auditorium of the Nichols Community Center.

1. Pledge of Allegiance and Call to Order (Craig McLaughlin is not expected to be available and is excused)
2. Public Comments
3. Approval of [November 11, 2021 Minutes](#) for the Meeting of the FICRA Building Trust Board
4. Treasurer's Report – Hal Goodell
5. FICRA Report – Wes King
  - FICRA & Trust Branding
  - Santa Run Update
6. Fox Island Bridge – Information from Patricia Peterson
7. Standing Committee Reports & Actions
  - Finance Committee
  - Building & Grounds
  - Nature Center
  - Citizens' Patrol
  - Emergency Preparedness
  - FIARC
8. Unfinished Business
  - NCC Usage and Rates Status
  - Pending Requests to Use the NCC
9. New Business
  - Holiday Decorations at the NCC
  - Routine Cleaning & Maintenance of the NCC
10. Meeting Adjournment

Attachments (on pdf version): Trust Project Manager Update for December 9, 2021

**Subject:** Trust Project Manager Update for Dec. 9,2021

**From:** "James M. Braden" <jandcbraden@aol.com>

**Date:** 12/8/2021, 7:17 PM

**Agenda item 2, Public/General Comments:**

- **Fox Island Bridge:** Derek Young is working to get a meeting set like we have done before for island residents to ask questions and for the County to learn where opinions trend. **Action:** Jim has met with several Fox Island residents that are interested in helping work with the County on the bridge plan and financing. One of those, Patty Peterson, will give a brief report of her experience and suggested approach at the Board meeting.
- **Park Hosting:** Jim Braden has confirmed with PenMet's Amanda Babich and Ally Bujacich the installation of more and better cameras, and Jim's suggestion of a video warning sign, at the fishing pier following an incident there. **Action:** PenMet's staff is preparing an analysis of the hosting decision that PenMet has made and will advise when they are ready to meet.

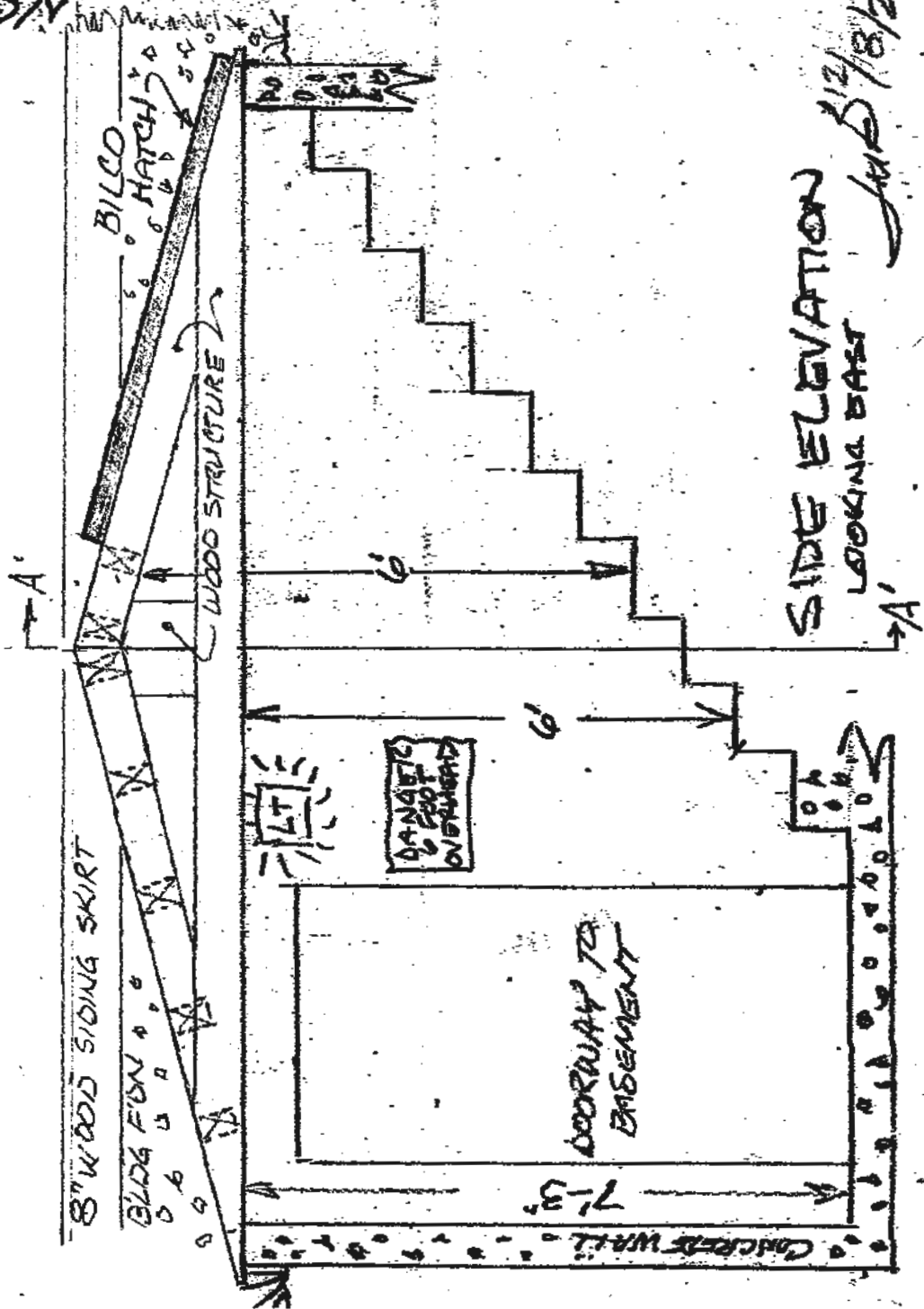
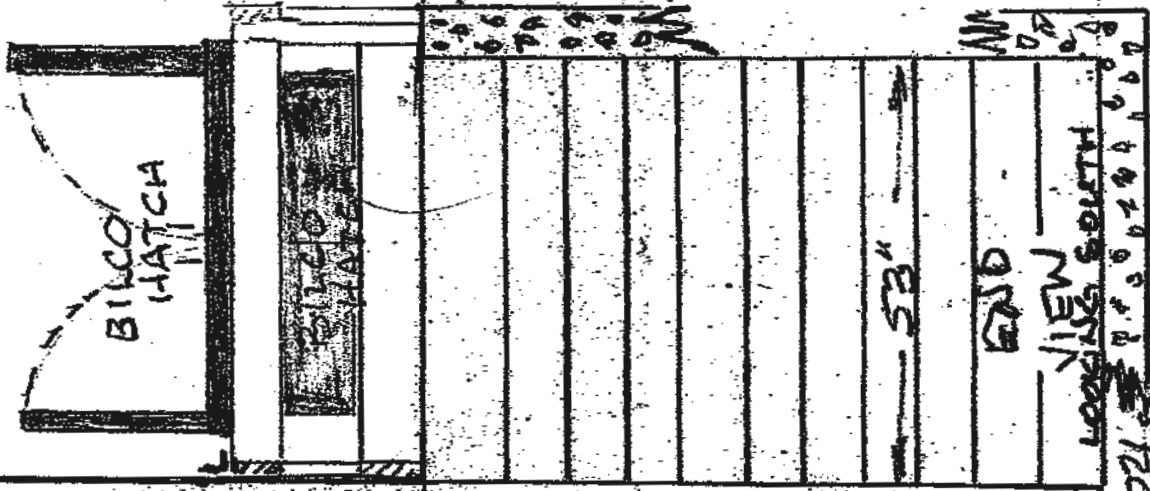
**Agenda item 5, Standing Committee Reports:**

- **Building & Grounds:** Wes and Jim are developing some preliminary information on paving the parking lot. A contractor, Jim and Tom Purvis have the potholes filled in for now./ The Capital Expenditures report has active & proposed (mostly capital) projects with priorities indicated. **Action:** Jim has sent the Board the design for the basement emergency exit. Out for contractor estimates, now.
- **Citizens' Patrol:** Very quiet./ Still working on properly describing the Citizens' Patrol and what they do to allow our insurance underwriters to include them. **Action:** Hal, Howard, and Jim are working with our insurance broker to mitigate this issue.
- **Emergency Preparedness (EP):** EP has been testing their first alert system (Signal and WhatsApp) as a complement to our radio system. EP newsletter not out yet.. We are working to verify the Cascadia Rising II event being planned for June of 2022, however, Pierce County DEM is still buried with COVID responsibilities and is not yet responsive to inquiries.
- **Fox Island Amateur Radio Club (FIARC):** Continuing to build licensed radio operator participation. Folks are volunteering for assignments like the Net Control position./ Working to increase island coverage for our Emergency Response radio system. The repeater is in service and is being used on the Sunday nets. A little more work is needed for that system to be considered 100% ready for Emergency Response use.

FICRA BUILDING TRUST COMMUNITY  
 CENTER % VIM BRADEN, (253) 459-  
 5588, jandbraden@aol.com

NICE WEST WALL

SECTION A'-A'



SIDE ELEVATION  
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 JMB 12/18/2021



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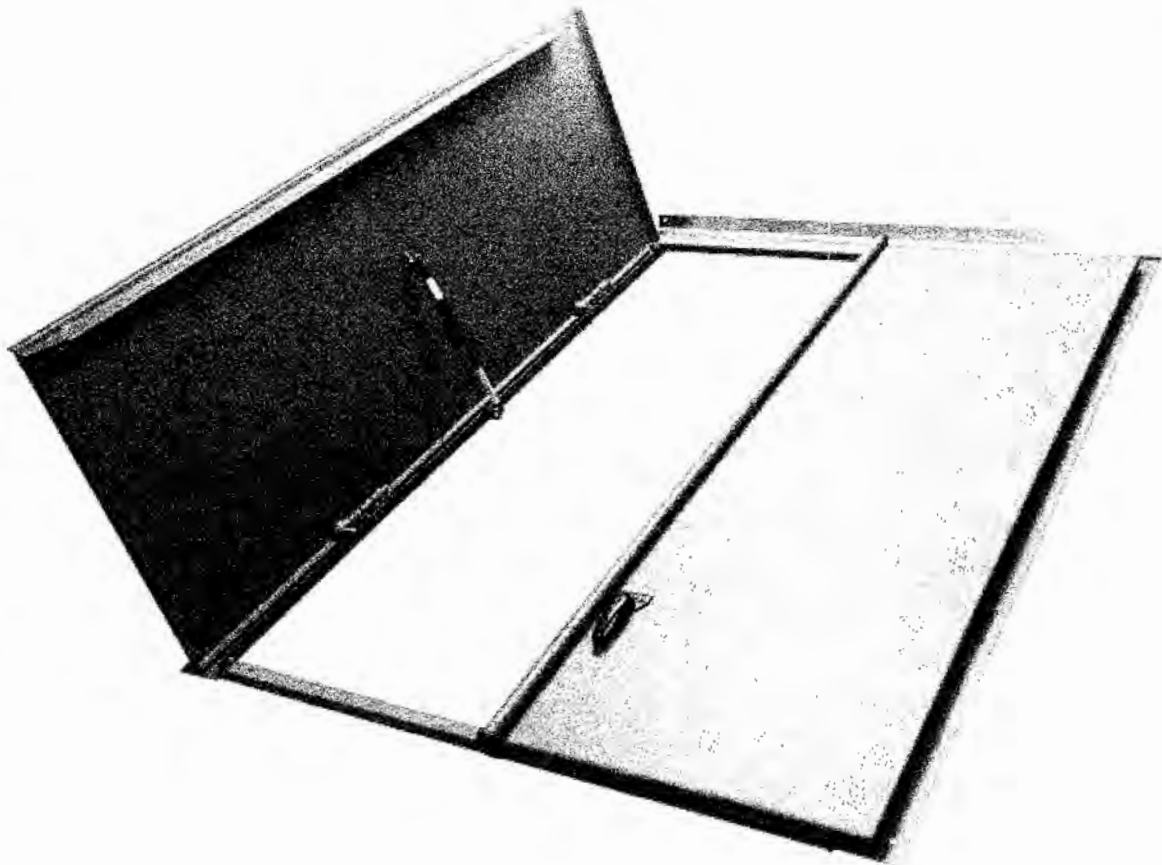
Internet #312761584 Model #0BDDSM301 Store SKU #1005310876 Store SO SKU #1005214553

Bilco  
Classic Series 51.25 in. x 74.50 in. Primed Steel Replacement Cellar Door  
for Sloped Foundation

☆☆☆☆☆ (30) ▾ Questions & Answers (7)



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Hover Image to Zoom

BILCO Foundation Plates, available from your BILCO Dealer, to finish the top of the sidewalls. See page 6 or visit [www.bilco.com](http://www.bilco.com) for more information.

4) Single Course Brick Sidewalls: Brick sidewalls that are only one brick wide may not be strong enough to support the BILCO Door. They should be reinforced with another course of brick, or by a concrete wall poured against the brick wall and tied into it with wall ties.

### STEP - 1 Assemble Door Frame

The BILCO Type BR basement door consists of seven parts (see front cover for part names), two gas springs, and the hardware package\*.

Begin assembly of the door frame by attaching sill to side pieces with two 1/4" round head bolts with bolt heads on the outside per Figure - 2. Hand tighten sill bolts.

#### \* Hardware

- (8) 5/16" x 1" cotter pins
- (2) 1/4"-20 x 1/2" round head bolts
- (2) 1/4"-20 hex nuts
- (21) 1/4" x 2" nail-in anchors

### STEP - 2 Position Door Frame on Foundation

Be sure masonry foundation is in good condition and level, clean and dry. Door sidepieces must be fully supported on each side. BILCO Foundation Plates are available for rough or uneven areaway surfaces (see last page of instructions or [www.bilco.com](http://www.bilco.com) for more information).

Move assembled door frame into place on foundation. Position header panel on top of side pieces as shown in Figure 3. For proper door operation, the frame must be level and square. To square, see Figure - 3 and measure diagonals from top right inside corner to bottom left inside corner of frame and from top left inside corner to bottom right inside corner. Move lower end of frame to left or right until diagonal measurements are equal. Adjust sill by pivoting until flush with foundation and tighten bolts.

### STEP - 3 Anchor Door Frame to Foundation

The door frame must be securely anchored to a sound masonry foundation,

Drill anchor holes using holes in sill, header and side pieces as a guide

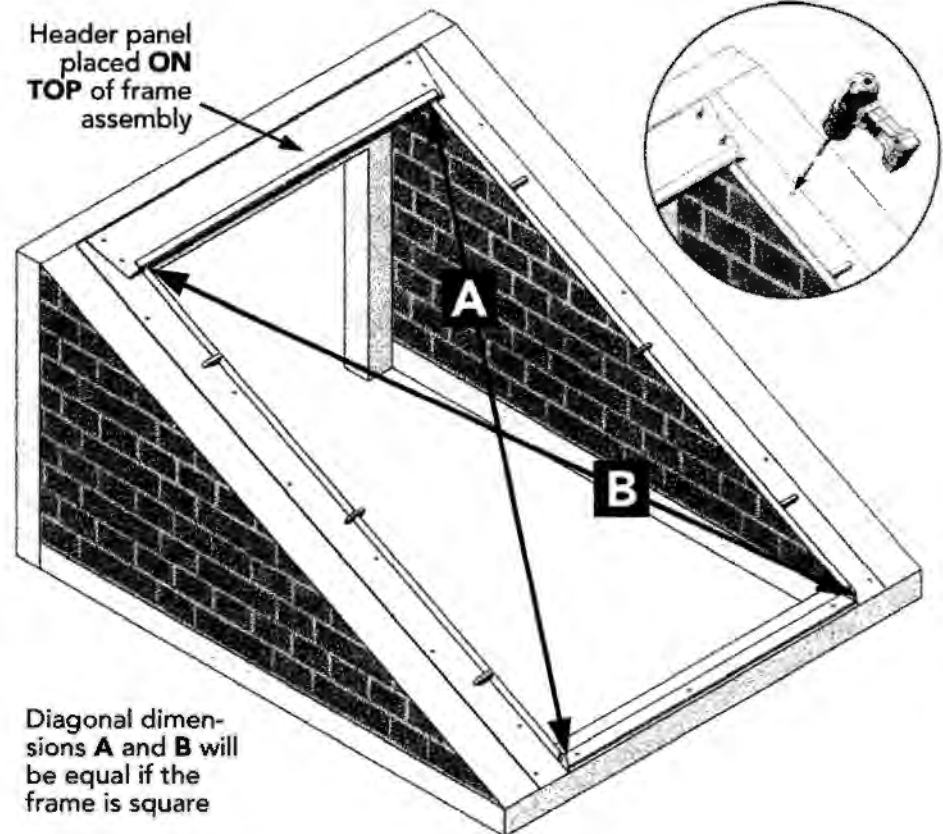
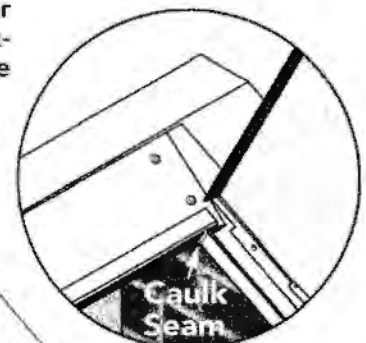


Figure - 3



Apply silicone caulk around each anchor hole drilled and insert nail-in anchors, making sure anchor heads contact door frame and are embedded in caulk.



The header panel is connected to the side pieces by the nail-in foundation anchors.

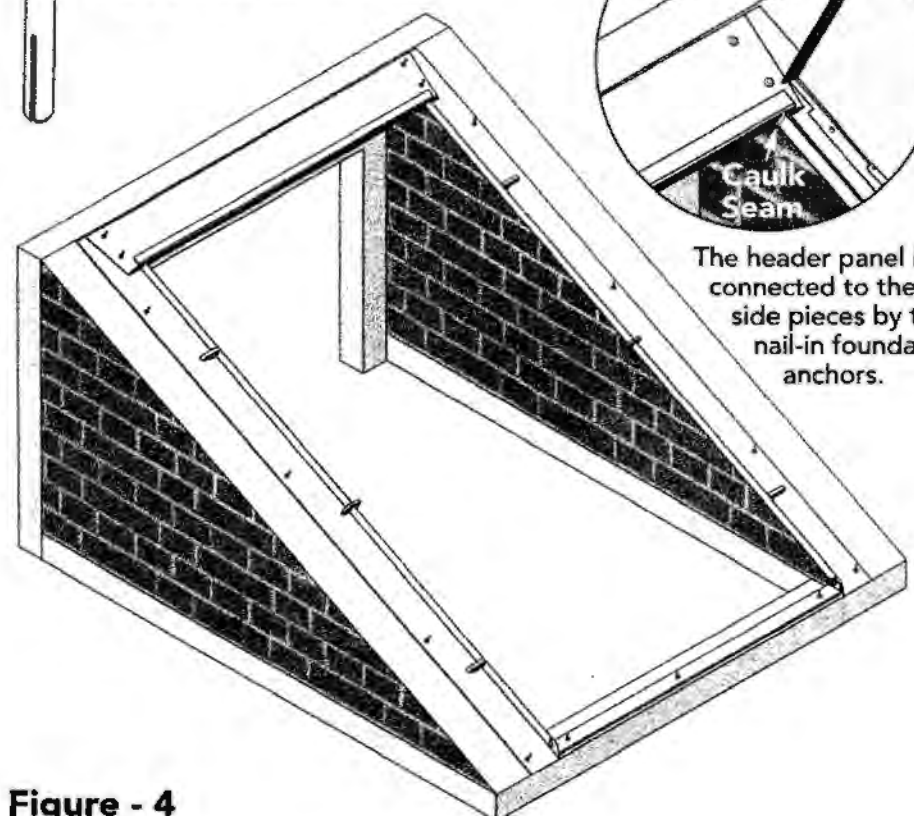


Figure - 4