

Western Quarterly Meeting

London Britain Meetinghouse
Annual Report for 2024

January, 2025

Friends held meetings for worship at the London Britain Meetinghouse this summer and early fall, with the exception of the Zoom monthly business meetings of Newark Monthly Meeting. The wearing of masks during meeting for worship was optional this year. Weekly meetings for worship were held on Sundays from 10:30 to 11:30 am. The Wednesday evening meetings for worship held in previous years were not active in 2024.

An art show was held at the London Britain Meetinghouse on August 18, 2024, in memory of Diana Wise.

The business of the London Britain Property Committee was conducted by email in 2024. The primary issues addressed were as follows:

Maintenance and repair:

- Shenberger Contracting removed a large bulge from plaster ceiling near the east chimney, applied metal lath over wood lath, and applied base coats of plaster. Work was suspended when signs of water intrusion showed on the new base coats. The finish coat of plaster will be applied after water intrusion is under control.
- TBS Services, Inc. conducted a visual inspection of the existing conditions, as they pertain to the east wall of the meetinghouse, interior, exterior and associated chimney. They also conducted a review of the stucco at the west wall of the Privy. They provided a “Limited Exterior Assessment Report” of their findings and recommendations. Assistance for this service was provided by Western Quarterly Meeting’s Professional Services for Laid Down Meetinghouses Fund.
- Gary Odle of Stonescapes, Inc. rebuilt the east chimney, as recommended by TBS Services, Inc., to help address the problem of water intrusion on the east wall of the meetinghouse. The west chimney is planned to be rebuilt in 2025.
- Lily Grosso redid the lettering on the permanent sign with exterior paint, and the street address was added to the sign.
- The grass was well maintained during the year.
- Limited grounds work, such as weeding and removal of fallen branches, was done by Friends and the mowing crew last year. We still don’t have anyone engaged to provide grounds work, other than mowing.

- Few Spotted lanternflies were seen on the property this year, so Lanternfly traps were not placed on the three red maples in front of the meetinghouse. Tri-State Pest Management, Inc. inspected the meetinghouse for insect pests, and found no problems.
- A rented portable toilet was used instead of the composting toilet.

Graveyard:

- No plots in the London Britain Graveyard were purchased in 2024.

We remain very careful in the management of the funds available for the graveyard and meetinghouse

Mike McDowell
London Britain Property Committee

London Britain Financial Report for 2024

Beginning Balance	\$5,066.31
Income:	
Fiduciary (December 2023 deposited in January)	2,992.64
Fiduciary July	3,017.17
Donation for graveyard upkeep	200.00
Donations to fix the chimneys and flashing	<u>10,350.00</u>
Total Income:	\$ 16,359.81
Expenses:	
Mondragon (grass mowing)	\$2,146.50
Tri-State (termite inspection)	175.00
Shenberger Contracting (plaster repair)	680.00
Craig Palmer (boards on attic floor)	300.00
Stonescapes Inc. (chimney repairs)	5,800.00
Total Expenses:	\$ 9,101.50
Ending Balance:	\$12,324.62