

Facilities Committee
Tiffany Yoquelet & Allison Wheaton

Goals: to optimize & maintain the property occupied by the Summit Equestrian organization for the purpose of providing services.

Current responsibilities:

Parking area

shared paved parking lot with The Northeast Reality Group. This space is also an entrance for their employee parking.

Minimal upkeep required; Northeastern Group provides snow removal. We provided the parking stops from previous materials.

Concerns: traffic, frequent turn-arounders, interruptions

Gravel parking along east side of main barn & drive around Eldon's shed. Paved drive to large overhead door is access to Joe's garage & is to remain open at all times.

Leveling & content of material is our responsibility. These areas are frequently used to store materials for realty projects. They provide snow removal for lot along barn

Concerns: drainage & mud can be a problem at times. Redistribution of gravel after the snowplows each year, vegetation (Allison would prefer this space were transitioned to grass)

Grass outside of animal areas

We are allowed to use the space around our building inside the fence as we wish but are responsible for maintaining it in an esthetically pleasing & uncluttered (& poop free) manner.

Upkeep: they mow, do not treat the grass north of their lower parking lot or the space along our fencing for weed control. We are responsible for upkeep of the wooden fencing, our critter area, any items or gardens we place must be thoughtful & maintained.

Sensory riding trail

Eagle Scout project Summer 2018. Items include mirror mounted behind the shed that riders can see themselves while mounted, a metal pipe xylophone, beanbag toss board with mailbox bag storage, wooden bridge for horses to walk on & 20 or so colorful bird houses.

Upkeep: Mirror broke winter of 2019 in the subarctic temps, wooden stands have been stained to match the fencing & will need annual attention. Birdhouses need care annually.

Outdoor Round Pen

60 foot across, 6 ft tall red metal horse corral. Panels purchased winter 2016 from JL Gate to house Geronimo & meet BLM requirements for taking on an untouched mustang. Sand donated by Victory Trucking summer 2018 & leveled to create arena footing.

Stadium bleachers, fuel tank & planter make of an eclectic seating area for groups to observe activity in the pen. Bleachers need sanded & sealed annually.

Benches

Multiple benches are distributed around the property to provide seating for groups or individuals. All have been donated, the bus stop bench belongs to Holly Chaley & came to us as part of our garden project along with the raised planters. All benches are brought in for the winter, sanded & sealed.

Barnyard animal areas

Small shelters & containment areas east of the main building. Currently there are two Pygmy goats, one potbelly pig, two Shetland sheep, one Flemish giant rabbit, six chickens & three ducks. Structures have been built by different volunteer groups, seasonal winterization needs to be done so the goat & pig can stay outside most of the winter & to block the worst of the wind & snow to that area. Fencing is constructed from panels that had been used to display retail material repurposed to fencing.

Upkeep: must be maintained to contain the animals, look clean & ascetically pleasing, minimal smell or disruption to neighboring people, safe & free of pests or danger to the animals.

Concerns: logistics of keeping animals content & safe throughout the year. Everything wants to eat the chicken feed. Mud in rainy season, temperatures in the winter & heat of summer. Technically we are zoned specifically for equine, not livestock. If it were to become a problem the animals would be transferred to the farm in Angola within 30 days. The current value of the variety of animals to the therapeutic environment outweighs the effort & risk.

Poop pit

Concrete depression to maintain all animal waste. As per local regulations, all animal waste is put into this pit & removed from the property as it is filled. This includes waste from the indoor space & outdoor sheds & turn out.

Upkeep: minimal upkeep for concrete structure, care must be taken to not block the drain with solid waste (initially hay or less solid materials). A gutter was recently installed on the building to reduce the amount of water into the pit. The current go to for poop removal is Ruich Bros Landscaping 260- \$275 charge & they're usually able to get to it pretty quickly.

Concerns: drainage pipe can get clogged causing poo stew.... seems to be working better without cap. Drain goes to general water removal which goes to the retention pond. When we first took over the prior facility lessor attempted to get us in trouble with the county for water contamination but that is why the pond was built. Zoning & development paperwork supports this.

Eldon's shed

Structure on northeast corner of property. New metal roof as of 2015ish. We acquired use of the building summer 2018, emptied 2 dumpsters worth of junk & cleared it out for use as a pavilion. Winter 2018 the structure housed the goats & pig, served as a quarantine area for rescued horse until he could be transitioned into the herd. Cleaned & transitioned into Allison's office space fall 2019, internet & phone transferred.

Upkeep: we are fully responsible for this building. We are allowed to modify the interior but not expand beyond the existing space.

Concerns: electric work is not properly done. Back garage door is compromised & needs repair/replacement.

Hay storage area

Lean to along east side of pole building, built 2018 to provide storage as the motor coach garage occupied past storage space. Funds for this space were donated by Joe Zehr winter 2018.

Upkeep: minimal to structure. Garage door is vulnerable to tractor because of logistics of building shape & nature of purpose. No electricity

Concerns: moisture contamination from dirt floor. Risk should be reduced as hill dries. Tricky angles for maneuvering. Entrance drive gets muddy, adding gravel fall 2019

Pole barn

Space along east & north area outside of the motor coach storage space. Concrete floors poured spring 2018. Our room was built on a concrete slab fall 2017.

Upkeep: clear access to motor coach storage, all doors & access points must remain clear & tidy. Any storage or improvements are our responsibility. Limited lighting,

Concerns: not sure they are done adding storage space.

Alleyway between barns

Space between main building & pole barn. Currently containing our horse wash bay & tool storage. New led lights have been installed summer 2018.

Upkeep: tool storage needs to be more convenient, currently everything gets cluttered easily. Wash bay must be left tidy each time it is used, water can be difficult to shut off & drips unless secured. New drain cover installed summer 2016. Water needs to be shut down & drained for winter.

Concerns: dirt slope floor currently covered by rubber mats. Gets uneven, tripping hazard but reduces dust. Tools constantly need reorganized, water to wash rack not insulated & can freeze.

Main barn Bathroom

Adjoins walls to real estate office. Not many improvements have been made since we moved in. Handrails were installed but space is not ADA accessible. Closet contains a air unit for the real estate office, our heat pump (which we replaced 2012ish) & space to store our cleaning supplies & paper storage. The horse painting belongs to Allison.

Upkeep: regular cleaning & all maintenance is our responsibility.

Concerns: light needs replaced, we have attempted several repairs to limited success. Toilet regularly presents problems with flusher arm. Tank lid chipped & needs repair.

Main barn program tack room

Had been a break room, removed damaged linoleum & have repainted, installed new led lighting & equipment storage. Serves as access to attic & must keep the pull accessible. Contains breaker box for conference room, that side of the building (must remain assessable) & the access to the attic in the ceiling. There is a broom handle with a hook that remains in the room to all easier opening to the access

Upkeep: organization of equipment is the most typical need. Regular assessment of condition needed to maintain safety. Reorganization of additional equipment needed to reduce clutter. Sweep & maintain tack

Concerns: continued efforts to maintain organized space. Need to reduce the amount of equipment storage in this space to increase accessibility

Main barn kitchen/hall

Kitchenette includes older fridge (food, meds for horses), microwave, sink, cabinets. Painting gifted to SEC. Trash compactor & dishwasher don't work but are occasionally turned on & if water gets into them get quite moldy quickly.

upkeep: regular cleaning & maintenance our responsibility. Fridge is older & consumes a lot of energy.

Concerns: volunteers have access to space & often eat available food or leave trash. Generally used to store too much, develops clutter.

Main barn volunteer room

This space had been the lab for the breeding program & is still referenced as such by Joe Zehr & his maintenance staff. Includes washer & dryer, storage for towels, horse supplies including first aid, fly repellent, wash supplies, human first aid kit (first aid kits are routinely checked for viability & contents).

There is also storage for lost & found & miscellaneous winter gloves for use by volunteers & clients.

Upkeep: regular cleaning & maintenance is our responsibility. . Washer & dryer were purchased in 2017 from the Bedwells. Regular first aid kit inventory per PATH.

Concerns: There seems to be mice living behind the dryer. The volunteers tend to loiter in this space.

The clutter tends to accumulate.

Storage/Transition space (brick floor room)

This space serves to store materials for barn maintenance & materials for lessons, sessions & camps.

We also use it for instruction, especially when we have camps or classes.

Upkeep: We laid the pavers on concrete & dirt floors in 2011, pavers on the dirt tend to shift & there are a couple bolts that use to secure the phantom that make pavers stand higher & can cause a tripping hazard. We are in the process of switching out existing lights for LED. The hot water pvc pipe for the wash rack is secured to the wall most of the way around the room.

Concerns: Storage & organization are a challenge because of the variety of things & need for accessibility. Uneven pavers.

Observation Deck

Raised space along south end of the indoor arena. The ramp was installed to replace stairs in 2015. All chairs are SEC property & responsibility. Switch for the lights above seating area is accessible only from

the Northeastern Group's conference room. Typically, we just unscrew the bulbs & tighten them when they are needed. Light switches for the spotlights in the arena are on the far wall just above the half wall

Upkeep: Maintenance & repair of boards & materials is our responsibility. We have found using the leaf blower on walls, windows & chairs to be the most effective cleaning method. Cleaning the glass of the windows with spray cleaner is discouraged as it makes the windows very streaky. Window washers affiliated with the Northeastern Group cleans them when they clean the exterior windows. **pressure washing this space is discouraged as the east wall at the base of the old ramp leaks into the new offices. Concerns: sound echoes from the deck space through the arena. When people talk it can be distracting for clients. Horses had chewed on the boards along the arena & could stand to be replaced, replaced board could be repainted to match.

Arena

Width x length of room vs riding space

Footing is "playground sand" approx. 3-6 inches deep on compacted limestone base.

Lighting has been upgraded several times & is currently four-foot-long T5 fluorescent fixtures. Most recent installation done in 2016

Walls are pressed concrete boards above 4 ft pressboard kickboards.

Heaters are an Italian brand radiant natural gas heaters. The two on the south end & east of the north side have been repaired & are operational, the north west heater is beyond simple repair without significant investment in additional parts & labor.

Mounting lift was installed through a grant from the AWS Foundation in 2016. The power for that is routed from the electric fuse box in the program tackroom.

Upkeep: Sand must remain dust free to reduce barn allergens & dirt. This had been accomplished through weekly watering (takes about 1.5 hour) but is currently maintained by spreading calcium chloride on the sand as needed. Sand should be leveled more frequently than our current once a year, lumps & valleys can affect horse movement & rider experience.

Lighting is our responsibility; original sodium lights remain in the ceiling & their power source has been rerouted to revised systems.

Walls- repair & maintenance of pressed concrete boards is our responsibility. There was a discussion with Joe that upon completion of the office construction along west wall the arena would be repainted, we would be responsible for 2 walls & he would take the other ones.

Gates- the double doors latch was restored to a modification of Eldon's swing over- needs tightened on occasion. The swing over latch has proven to be the strongest as several more traditional latches have been pushed through as the horses push on that door during sessions. The single door latch needs replaced as the horses have figured out how to force the door open when they hit it just right.

Mounting lift requires occasional inspection of hydraulic fluid. Breaker for lift just to the left of the lift. The remote operates by pressing the white button to go up & black button to go down, regardless of orientation.

Concrete aisle space along north wall tends to accumulate clutter & needs regular attention, windows get grow with bugs & dirt. There are storage cabinets in the corners of the arena accessible from the aisle. The doors don't consistently latch & the spaces have been under utilized for a couple years. The electric outlets on the surface of the storage had been linked to the switches for the spotlights along the arena walls. The wiring for the west plug, thermostat & whatever else was severed with the new construction & has not been evaluated since the fundraiser last year.

Concerns: Sand condition & levelness. Fence inside of new windows is not complete as they intend to reinforce it with 2x6's upon completion of construction. If they don't reinforce it we will need to as it is not a safe restraint from the glass windows.

Currently the erratic construction has proved to be distracting & at times dangerous. Unknown final use & frequency of long term distraction can be distracting.

Age & efficiency of heaters along with required regular maintenance

Aisleway & Stalls

Aisle width x length. Concrete floor slopes slightly toward drain trough under arena wall. Two crossties areas have rubber mat standing areas. Arena wall is pressboard plywood to 3 ft then pressed concrete boards above that to the ceiling. Rail at 3 ft used to store winter horse sheets & blankets in season.

Crossties for grooming areas are anchored by large eyebolts into structural beams, preferred assembly includes a twine loop to allow for quick release.

Lights were upgraded to LEDs Fall 2018.

Stalls size 12 ftx12ft

Stall fronts are made of 2x8s, sliding doors & metal pipe panels with open squares to dispense grain. Floors are rubber mats on stone base. Stone was leveled & restored winter 2012 after a substantial flood. Water line burst under the 4th stall has caused dips in surface as the stone has settled.

The automatic waterers no longer operate since the transition to city water from well. Duke sits on the fixtures & breaks them off the wall.

The corner feeders get heavy use & are starting to be compromised.

Dutch doors to exterior along east wall are structurally sound but are starting to show age & stress from use. Significant drafts along base allow bedding & waste outside. Siding along exterior is showing stress & coming away from fasteners.

Entry crosstie area measures

Floor is rubber mats on concrete- has been cut out but does not have a water drain.

Water access is the main access for outdoor & arena use. If doors are kept closed in the winter it rarely freezes until the coldest temps. Can usually be thawed with a space heater. Hose sometimes needs removed & carried into the heated room to thaw or kept from freezing.

Metal ramp for exterior entrance created & donated by ___ there is a second one stored for future need.

Feed room measures

Non-insulated room with a counter, currently exclusive storage for horse & barnyard critter feed, supplements & treats. Also storage for frequently used topical & oral medications.

There is storage above the feedroom for seasonal things. It requires a ladder to access but is appropriate for box fans & winter blankets.

Tool Room measures

Being repurposed to provide accessible storage for tools, additional materials & additional seasonal storage. Ceiling sometimes leaks along walls & skylight depending on snowpack & rain direction.

Paver walkway

Constructed as an Eagle Scout project in 2018. The foundation was dug down, supported with gravel & compacted so as to provide a stable base. It has held up well & has improved our entrance substantially.

Signage

Summit Equestrian Center signs were created & installed as an Eagle Scout project summer 2019. They were installed at the drive entrance, to delineate the barn parking area from the real estate & at the entrance of the pole barn. Minimal upkeep required as the poly material used to make them is bonded plastics. Wooden posts need annual sealing.

Horse living area

Fencing: Metal pipe fence. Posts are secured with 3 ft deep concrete structures, horizontal pipes easily pop out of connectors if horses stick their heads through to eat grass. Electric line stretched along inside

of metal pipe fence to discourage this & keep horses back from the fence (& people out of the turnout area)

Upkeep: Frequently have to secure pipe ends to fittings on vertical posts. Tweak gates to correct swing. Wooden posts & ramp fencing around back pasture, put up summer 2015. Coated wire is designed to carry a charge but not set up to do so.

Footing: generations of organic material & clay by shed, unimproved ground out back. Typically the ground has been more solid back by the trees, but having fed them round bales primarily back there it is starting to lose integrity.

Sheds: Back shed is pretty basic, has moderate structural integrity, has not been scraped out for a couple years & is accumulating hay dropped from round bales.

Main shed is well built but used hard. Compacted limestone floor, wooden frame & walls to 6 ft, metal siding. Doors on north & south ends slide (or did) to fully enclose interior. South door to be affixed seasonally to increase shelter.

Water access in shed modified from an old automatic waterer. Spicket installed 2013ish, occasionally needs maintenance at base. Heat tape & insulation seasonally to extend availability but still freezes some years. Water volume drastically reduced when the water line under one of the interior stalls burst, also when well was switched to city water. Structure sits on concrete slab & has a drain from the automatic water to the exterior.

Tractor

Tractor was donated Fall 2018 with a bucket, hay spear & pallet forks. Developed mechanical problems & had the engine rebuild summer 2019. Requires oil change & hydraulic inspection annually as well as regular oil quantity assessment.

Horse Trailer

2001 Featherlite 4 horse trailer was acquired Summer 2018 from Ridge Trailer Co. Needs gone through annually to insure everything is maintained properly.

1999 Ford F250 Truck & 2 horse Merhow bumper pull trailer are owned by Allison

Additional Equipment

Summit Equestrian owns all the horse tack & equipment used to in programming. 8 English saddles, 7 Western saddles, 10+ bridles, brushes, boxes (donated by Cheryl Mock 2014). Rocking horse donated by Turnstone 2015. Shovels, brooms & pitchforks are all Summit Equestrian property except Allison's orange shovel. Rubbermaid wheelbarrows 5 belong to LaCabreah Arabians 1 to SEC, all maintained & used by SEC

All feed containers & bowls are owned by SEC. Current grain is acquired through Honeyville Grain in Topeka & Ag Plus in Columbia City. Summer 2019 we joined Purina's Home for every horse program & are now receiving coupons for free grain

Service Providers:

Farrier Kyle Bailey used since 2011. Located in Kendalville- 260-740-0111

Dentist Lee Follett used since 2015. Scheduling 260-438-7474 personal 260-438-3315

Veterinarian Joanna Bronson since 2016, Coldwater MI. Office 517-369-2161 personal 517-617-0926

Bodybalance Tara Doehrman used since 2017. 260-224-3397

MFR Cathy Covell & Motion for Life, used since 2012 484-888-5544

Horses

Beau	Allison	OTTB, 12 years old, wtc,
Biff	Allison	Gypsy, 6 years old, wtc
Biscuit	SEC	Haflinger pony, 25 years old, wt
Champ	SEC	Quarter Horse, 16 years old, wt
Chaps	Allison	Miniature Horse, 15 years old
Diego	Allison	BLM Burro, 9 years old

Dolly	SEC	Tennessee Walker/Belgium, 6 years old, wgc
Duke	Allison	Shire, 17 years old, wt
Emmie	Allison	Haflinger, 11 years old, wtc
Geronimo	Allison	Mustang, 9 years old
Iris	Allison	Gypsy, 3 years old
Lakota	Allison	Mustang, 4 years old
Lulu	Allison	Paint, 10 years old, wt
Maggie	SEC	Percheron, 11 years old, wt
Mojo	Allison	Tennessee Walker, 10 years old, wgtc
Opal	Allison	Percheron, 25 years old
Pearl	Allison	Percheron, 30 years old
Pirate	Allison	OTTB, 11 years old, wt
Sanibel	Bernie Picco	Quarter Horse, 21 years old, wt
Tuff	SEC	Paint, 15 years old, wtc

Progress to date:

- Work day scheduled Oct 26th to continue progress toward cleaning the barn & winterization projects
- Allison's office relocated to Eldon's Shed.

Specific Ways other board members can help:

- Network for new-to-us truck to haul horse trailer. Requirements are Diesel motor, 4 wheel drive capability, extended cab or crew cab, F250 or equivalent.
-