

ANNUAL REPORT

Augusta College Echo Hall Association
No. 2, Fall 2019



P.O. Box 3, Augusta, KY 41002

www.saveechohall.com

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About Augusta College Echo Hall Association

Augusta College Echo Hall Association was formed on 21 April, 2017, when approximately 50 Bracken County residents met at the Clooney Community Center in Augusta, to select a name for the organization, to review proposed meeting times and by-laws, and to elect Board officers. Augusta College Echo Hall Association is a 501(c)(3) non-profit Kentucky organization.

Having acquired the historic Echo Hall, the Association is working to secure the building against further deterioration and renovate it for public, community, and other charitable uses. Upon completion of the renovation, the Association will operate the building as a museum, community meeting space, and event space.

2019 BOARD

Carol Williams, President

Open, Vice-President

Caroline Miller, Immediate Past President

Taylor Kelsch, Treasurer

Mary Ann Kearns, Secretary

David Laskey, Legal Council

Jacqueline McMurrin, Fundraising Director

Scott Miller, Building Director

Jennifer Sauers, Membership Director

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BOARD MESSAGE

Since the purchase of Echo Hall on October 9, 2017, Augusta College Echo Hall Association (ACEHA) has delivered steady and continuous progress on the promised renovation. That progress continued in 2019.

After completing the purchase of the Echo Hall building for \$45,000, the deteriorated back sections of the building were torn off for \$5,000 and interior demolition got underway in 2018, entirely on a volunteer basis led by Dave Laskey. We also received a matching grant from the Hayswood Foundation late in 2018, which enabled us to contract with masons to rebuild the back walls to effectively shore up the entire structure. In 2019, two major grants were received from the Hayswood Foundation and the McClane Foundation, enabling us to have the roof, soffits and eaves, and gutters completely replaced.

After clearing and gutting the interior, an architectural team was retained to guide our demolition and reconstruction. We also engaged in strategic planning exercises to develop a Master Plan for the rebuild and future operation of Echo Hall. Meanwhile, members painted major portions of the newly rebuilt masonry, cleared and maintained the exterior areas, and started rebuilding interior walls and floors on a volunteer basis. We hosted educational events and tours, communicated via social media, organized several fundraisers, created an informational website, and held regular monthly meetings to keep the members and public aware of, and engaged in, our mission. These achievements were made possible by the dedicated service of volunteers and the financial generosity of our members.

We have three overarching objectives for the foreseeable future: reconstruction of the building, fundraising to continue construction, and keeping our members and the public informed and engaged in the process.

We plan to continue our steady progress in 2020. Our construction goals for 2020 include development and approval of final architect's construction plans, a redesign of the front porch, window replacement or rehabilitation, flooring replacement, and commencement of work on the

mechanical systems (HVAC, electric, and plumbing). Our most aggressive fantasy is to hold our 2020 annual meeting in a roughed in, but still unfinished, Echo Hall!

In order to continue to progress with construction, we need to continue to raise funds at a similar rate to the past three years. Of course, we always hope to do better and, if so, we can accelerate the process. However, we assure you that we can and will finish this endeavor and create a community purpose building that we can all be proud of. We look forward to the coming year and the many tasks ahead.

As 2019 closes, we are losing two important contributors to our success in the past year. Carol Williams was our fearless leader as President. She led the strategic planning initiative, scoured the land for new sources of funds, and expanded the number and type of community programs we delivered. Carol resigned due to the requirements of her new employment and her personal construction renovation project. Jennifer Sauers re-organized our disorganized membership list to improve our communications with members and she took on the development and maintenance of our web page. Jen has returned to school full-time and cannot attend most ACEHA meetings and events. Both Carol and Jen will be missed.

There are many ways to get involved with ACEHA, whether it's managing social media, creating visual media for ACEHA promotions, swinging a hammer, researching archives or helping with fundraisers. If you are unable to participate as a volunteer, please consider a charitable donation to help make Echo Hall shine again!

Financial Report

October 2019

Revenue to date in 2019 is \$57,609 from donations, grants and fundraising activities, nearly matching the amount received in 2017 and 40% more than the entire year of 2018.

Grants received this year are \$30,000 from the Hayswood Foundation and the McClane Foundation. Another major gifting agreement with a donor was approved with another one pending.

Income from fundraising events in 2019 total \$9,292 or 50% more than in either 2017 or 2018. The Bourbon, BBQ and Bluegrass event initiated by Director Mary Ann Kearns in July accounted for over half the net fundraising proceeds. The Country Auction raised more than \$2,000 and two Barrel-Lid Paintings contributed nearly \$1,000; both events were hosted at the Augusta Pub and organized by Director Jackie McMurrin. Book sales contributed by Past President Caroline Miller added nearly \$500.

Payments to contractors have increased sharply this year to over \$55,000 (with another \$20,000 expected to be spent by the end of the year) as renovation efforts have begun in earnest. Foundation and brick repair commenced in February by 3G Masonry and continued through May with a total cost of \$39,650. Another \$1,175 was added for new basement steps. Roofing work began in September by Brierly Roofing and an invoice for \$11,160 was paid at the end of September.

Additions to capital total \$54,852 and represent 95% of total expenses in 2019. We have moved beyond the mostly demolition and cleanup phase of the project to rebuilding and renovating Echo Hall.

Cash on hand at the end of September was \$49,363 less an outstanding check of \$11,160 to Brierly Roofing. Remaining contractual obligations total \$18,583 for roofing work of \$17,240 and structural engineering cost of \$1,343 from last year. Repair of the chimney also is expected to be done before the roofing is completed at an estimated cost of \$1,000. Finally, architectural costs for interior design will need to be paid by the end of the year.

Augusta College Echo Hall Association
 Financial Statements
 For the period April 2017 to Sept 2019

		2017	2018	2019
Income Statement		April-December	January-December	January - September
Revenue				
Donations		51,544	20,008	18,311
Dues		580	230	0
Grants		0	15,000	30,000
Investment Income		0	0	0
Activity Revenue	9,684		12,549	11,441
Less Activity Expense	4,115		6,589	2,149
Net Income, Special Events		5,569	5,960	9,292
Total Revenue		57,693	41,198	57,603
Donations and Expense				
Gifts & Donations		0	1,434	0
Paymts to Contractors		1,909	10,042	55,299
Rent, Utilities & Maint.		180	1,327	738
Printing, Postage & Publicity		226	296	584
Other		241	529	835
Total Expense		2,556	13,628	57,457
Net Income		55,137	27,570	146
Balance Sheet				
		12/31/2017	12/31/2018	9/30/2019
Cash		10,137	38,057	49,363
Property		45,000	45,000	45,000
Additions to Capital		0	0	54,852
Total Assets		55,137	83,057	149,215
Accounts Payable		0	0	0
Total Liabilities		0	0	0
Net Worth		55,137	83,057	149,215
Cash Flow				
Year to Date		2017	2018	2019
Beginning Bank Balance		0	10,137	38,057
Deposits		64,812	48,397	59,752
Withdrawals		51,675	20,477	59,606
Ending Balance		10,137	38,057	38,203
Checks Outstanding		0	0	11,160
Balance per Bank		10,137	38,057	49,363

Fundraising Events and Activities

2017-19

Activity/Event	Revenue	Expense	Total
T-Shirts	923	604	319
Ornament Sales	245	0	245
June 22, 2017 Show	1,510	125	1,385
July 22, 2017 Show	1,240	120	1,120
Country Auction 2017	3,394	0	3,394
October Dinner Show	2,750	3,266	-516
Brick Sales, 2018	170	0	170
Barrel Lid Painting, 2018	7,840	5,400	2,440
Country Auction 2018	3,611	0	3,611
Barrel Lid Painting, Jan 2019	460	0	460
Barrel Lid Painting, Mar 2019	435	0	435
Book Sales	356	35	321
Bourbon, Bluegrass & BBQ	7,910	2,149	5,761
Country Auction 2019	2,150	0	2,150
Total	32,994	11,699	21,295

Grants Received

2017-2019

Grantor	Year	Amount	Type	Purpose
Hayswood Foundation	2018	15,000	Matching	Foundation and Exterior Brick Repair
Hayswood Foundation	2019	15,000	Matching	Roofing, soffits and gutters
McClane Foundation	2019	15,000	Outright	Building
Total Grants Received		45,000		

CONSTRUCTION PROGRESS

2019 started with the masons finishing the rebuild of the back of Echo Hall in the bitter cold. We added two changes to the work orders: a set of steps into the basement area below the North Wing and repairs to the one remaining chimney (including a cap to keep out the weather and critters). Due to a lack of funds, only the steps were completed by March. 3G has promised the chimney will be done in conjunction with the roof. We were very pleased with the scope and quality of 3G in completing the outside repairs.

In consultation with the masons and our architect, it was decided to remove any chimneys that did not go through the roof. These structures had already been dismantled below the roof line and the remaining parts were severely deteriorated and compromised. One of the chimneys almost fell from its own weight. We removed three chimneys and have two more (in the North Wing) that will probably need to be removed. After removal, we had better interior floor space, better ability to rebuild the floor and ceiling structure, and we didn't need to worry about additional roofing costs for flashing and roof structure.

Chimney removal led to various interior brick repairs, new floor joists where missing or rotted, new ceiling joists where the same was true, and then carefully piecing in flooring to match the existing boards. Once floors were in, new walls were built to be ready for mechanicals and then drywall. In the South Wing, three walls have also been re-plastered to replicate the original. The interior work was done entirely with volunteer labor and minimal materials. David Laskey, Tay Kelsch, and Tom Burke each contributed many hours to the project this year.

In May, we held a volunteer painting day to prime and paint the new brick work. The volunteer force was large that day and many hands made for light work. We are striving to beautify our site, always in all ways. Tay Kelsch has managed to keep the grass cut and even tilled up weedy areas and replanted grass. We have hauled several pickup loads of tree and weed cuttings to the landfill.

The last half of this year has been spent preparing and obtaining bids for the roof work. We selected Brierly Roofing from Ripley at a cost of approximately \$28,000. Brierly started the job in September and should be finished in October. It has been a priority to stop the rain from ruining our building. As soon as we had the funds, we asked Brierly to proceed. The new roof is a “standing seam” metal roof which has historical and functional significance. We will have all new soffits and eaves plus new half round continuous metal gutters and downspouts.

In one of the few setbacks this year, we removed the “9 over 6” original windows and they (probably) cannot be saved. We will invest in new replacement windows, and we have confirmed that we can obtain the historical “9 over 6” configuration.

2020 will be another eventful construction year. The most immediate next step after the roof will be windows, which will complete the weather sealing for Echo Hall. We have estimated we need \$15,000-\$30,000 for this step alone and this may be all we can get done in 2020. If we can raise funding, we would next replace the floors in the Center Hall and North Wing. Following that, we would tear off and rebuild the front porch or start on mechanicals (HVAC, plumbing, electric).

We look forward to presenting a successful 2020 at the end of next year!

I want to be a friend of ACEHA...

Here is my tax-deductible gift to support Augusta College Echo Hall Association.

Please print

Name _____

Address _____

City _____ State _____ ZIP _____

Email _____ Phone (for text) _____

Enclosed is my annual membership dues

\$20

Plus my one-time gift for

\$125 \$75 \$50 \$25 \$10

Please make checks payable to: *Augusta College Echo Hall Association*

Clip or copy this coupon and return it with payment to:

Augusta College Echo Hall Association

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