

**ST. MARY'S EPISCOPAL CHURCH**  
**VESTRY MEETING MINUTES**

December 17, 2015

**Present:** Senior Warden- Linda Drummond, Junior Warden- Dave Monroe, Treasurer- Christine Winslow, Clerk – Mattie Gustafson, Marshall Lundberg, Christian Myers, Chris Barker, Anna Zambrano, Judy Hall, Amanda Westrom and The Reverend Jennifer Pedrick, Rector.

**Absent:** All were present

After a festive dinner at the new Zambrano home, the official meeting was called to order at 7:06.

**Reports – Consent Agenda**

A motion was made and seconded that the minutes for the November Vestry meeting, the December Special Vestry meeting and the Senior Warden's Report, be approved. Motion passed.

**Rector's Time**

Jennifer mentioned three positive things she sees happening –

1. Folks are articulating conversion experiences as God is moving in their lives
2. Many are making generous offerings of ministry
3. She sees instances of courage as folks move through their own lives.

So despite the incredible busy-ness of the season and of the church, she is hopeful.

**Treasurers Report and 2016 Budget Discussion**

Christine presented: The monthly Treasurer's Report, a Balance Sheet as of November 30, 2015 and the second draft of a proposed 2016 budget. Much discussion ensued.

**Issues and ideas discussed**

RI Nurseries is, once again, behind in paying for the lease of the Oliphant Lane property. They have not paid 2015 rent, as well as being in arrears for several other years. The Rector asked Dorothy to send a letter to RI Nurseries asking them to clear this up. She will follow up with Dorothy. In the new year, the Vestry will discuss what might constitute good stewardship of this land, which is not part of the Sara Gibbs Trust. Christine said that there is a written lease, which she will look for.

Pledges: Results from Vestry members calling folks for pledges are not totally in yet. Jennifer requested that all cards be turned in.

Graveyard income is steady. Fees for a plot in the graveyard, which includes perpetual care, have not been raised in years.

When all calculations are in, there remains a \$50,000-\$60,000 gap between income and expenses. This draft includes a 6.5% draw from the Endowment, and is based on a pledge income of \$230,000, which number we have not reached yet.

David mentioned the Vestry's promise to pay back the last amount of money (\$100,000) that had been "borrowed" from the Endowment when the new Parish House was being constructed. (We have already paid back the bulk of what was borrowed – approximately \$2,000,000.)

The larger issue is - what is the best way to be good stewards of both church funds and the Endowment. How tightly do we "guard" our Endowment funds? How can we be faithful to what God is calling us to do? Whatever is decided – the Vestry needs to be clear about what we are doing and why.

In the meantime, a deficit budget is the reality. As much as this is a "bare bones" budget, there still might be ways to trim some items. Also, Chris B. suggested that we look at ways to increase income by growing our church.

Discussion continued on ways to trim small and medium amounts from the expense side of the budget, and increase income as well –

- Screening the transformer with plants and replanting the bridal path can wait.
- Work on ways to market the building as an event site
- Remove renovation money and stick to just making necessary repairs

Christine still has some fine tuning to do, but we need to come to a consensus on a way to bridge the budget deficit, whatever that amount may be. The consensus decision was - once the sale of the OPH goes through, we will take part of those proceeds to balance the 2016 budget. The rest of the monies received will be placed in the unrestricted portion of the Endowment account.

Christine will send the final version of the budget out to all Vestry members by Tuesday, December 22<sup>nd</sup>, highlighting changes made. All Vestry members need to vote on this budget by email, 48 hours later. Hit "reply all" when you vote, please.

### **Property Commission Report**

OPH sale – Jim Farrar bid \$101,000 for the Old Parish House, with no contingencies, no easements, etc. Our lawyer is writing up a Purchase and Sale Agreement, which the Sara Gibbs Trustees will review. It will then be delivered to Jim Farrar, the bidder. David said

the proposed closing date was December 30<sup>th</sup>. We will announce this sale to the Parish after we have a signed and sealed Purchase and Sale Agreement in hand. Christine wanted to make sure we receive any check for this purchase in January 2016.

Quoth Judy Hall – “Thank you, Lord Jesus!”

**Other Property Commission business –**

The fence around the parking lot draining pond should be installed this week. New windows for Gibbs House have been delivered and should be installed shortly.

The Rectory wall still needs attention. Also, the *new* boiler in the *new* Parish House is leaking. (And the beat goes on....)

**Hospitality Plans for 2016**

Judy Hall is resigning as Chair of Hospitality, but she has a volunteer, Sarah Barker, ready to step in. Judy will be working with Sarah for a while during the transition.

Jennifer read an Advent hymn – *Come thou long expected Jesus* – to close the meeting at 9:20 p.m.

Respectfully submitted,  
Mattie Gustafson, Clerk