

Congregational Meeting Minutes

June 9, 2019

Meeting called to order at 9:45 a.m.

Church Council President Fred Walls led the meeting regarding serious repairs that need to be made to the church building.

Church Roof:

- **Sanctuary & Fireside Room** roofs need immediate attention, as both are leaking.
- **Fellowship Hall** roof can last possibly another 2 years.
- The roof over the **west hallway, bathrooms, etc.** are okay, but in need of some maintenance.
- Contact was made with the creator/installer of the sanctuary skylight who advised that, unless the skylight is cracked or fogging, it should not need to be replaced.
- **Section 1** (Sanctuary and Fireside Room) - bids ranged from \$25,000 to \$82,000, with higher bids to include skylight replacement.
- **Section 2** (Fellowship Hall) - bids ranged from \$24,000 to \$39,000.
- All bids are estimates and final prices may vary.

Drainage at North Sanctuary Door

- This has been an ongoing issue with rainwater and snowmelt collecting outside the door and causing water to come into the sanctuary
- Still looking for quotes to repair this

Flooring at South End of Bldg (Entrance, Hallways and East of Fellowship Hall)

- Floors are cracked and worn.
- Will likely cost \$10,000 - \$15,000 to replace.
- Documentation found showing that there is no asbestos or hazardous materials

Summary

- Checking balance \$30,092.77
- Mission Investment Fund \$20,286.61

- Memorial Fund \$29,114.92
- Mortgage balance \$95,066.46
- Port Washington State Bank will refinance for a 20y mortgage (5yr fixed) with an estimated 5.5% interest for \$175,000, we would receive approx \$20,000 with a new mortgage payment of approximately \$1,210

Motion 1 - To amend the 2019 budget to include \$100,000 for building related capital improvements and \$10,000 for taxes related to Prime Horizon. PH is a for-profit entity. The IRS sees them as income and must be taxed. Motion by Ron Voigt. Second by Rachel Haggerty. Discussion by Jason Florio asking if there are additional taxes, would we renegotiate contract with Prime Horizon. Fred Walls advised this is definitely something we would need to discuss. Jan Nealy asked what they currently pay for rent per month. Kathy Wiskow advised they currently pay \$1400 plus half of utility costs for building. Paul Hoffmann asked what the plan is with new mortgage increase of \$400. Kathy Wiskow advised we originally budgeted for a loss, came up with a surplus, so there is a cushion. Council will need to look into how to improve stewardship.

Motion 2 - Congregation authorizes the Council to refinance the mortgage to cover building-related capital improvements. The new mortgage balance shall be determined by the Council based on anticipated needs and shall not exceed \$200,000. Fred Walls makes the motion. Paul Hoffmann seconds the motion. Jason Florio asked if there is a fixed rate? There is a 5yr fixed, and we will possibly need to refinance for a better rate after 5yrs. David Haggerty asked if there are closing costs? There will be closing costs, but they should only be a couple hundred dollars. Jan Nealy advised that she hopes Council would consider or find a way to not replace everything at once. Kathy Wiskow advised that the Mission Investment Fund was put into a different account several years ago. Jan asked Kathy if a family has placed money into Memorial Fund how that is designated. Kathy advised some Memorial Funds are designated for certain purposes and some are not designated. Paul Hoffmann commended the Council for coming up with this meeting and explaining it in a way that it was not the "doom and gloom" he expected.

Vote:

Motion 1 – Motion passed by written ballot: 26 yes, 0 no.

Motion 2 – Motion passed by written ballot: 26 yes, 0 no.

Meeting concluded @ 10:13 am