

St, Albans' Episcopal Church

Vestry Meeting Minutes

Date: 8/6/17 Location: Upper Room TIME: 12:20-2:00

MEMBERS:



- | | | |
|--------------------------------------|-------------------------|----------------------|
| ✓ <u>Rev. Erin Hensley</u> | ✓ <u>Tanya Conner</u> | <u>Claudia McKee</u> |
| ✓ <u>Gwendolyn Hustvedt</u> | ✓ <u>Yvonne Cyphers</u> | ✓ <u>Dawn Piper</u> |
| ✓ <u>Paul Veihman</u> | ✓ <u>Marcy Leonard</u> | <u>Bob Terrell</u> |
| ✓ <u>Alexander Clark</u> (treasurer) | | |

VISITORS: Dave Saxon, Kay Penney (Asst. Treasurer), Annette Greenfield (Asst. Treasurer)



1. Opening prayer by Rev. Hensley opens the meeting.
2. No Parishioners comments were brought forth.
3. Land Sale Update – Dave Saxon
 - MI Homes will keep in touch weekly.
 - Flood plain issues resolved – not our land, but adjoining our land.
 - Funding turnarounds at Onion Creek and Creedmoor exits needs resolution. If TxDOT does not fund them, it may be a “deal-breaker”.
 - MI has planner and lawyer to take the project through City approval process.
 - They also have an engineering firm (Randall Jones) and consultants (good sign).
 - Church property is an “add-on” to their plans – we feel they desire the land.
 - Relationships with MI so far have been favorable.
 - Our contract states a price that is six years old. Do we request a new appraisal? MI may pay for appraisal (\$2500.00) but question what may happen if it comes back higher? Do we renegotiate a new price? – If it comes back higher MI could develop without us. If appraisal comes in lower? – MI could renegotiate. Do we stick with previously negotiated price or slightly higher price? *Vestry guidance is requested.*
 - Instead of a 3rd amendment on our current contract, we will just get a contract (with pre-contract meeting. Question – We’re not sure of value of our property – it is land-locked with no utilities.
 - Currently 1.3 acres of our land is not included in contract.
 - Estancia across IH35 sold for \$82,000/acre –but that was *w/utilities* and frontage already in place – six years ago.
 - MI is predicting \$700,000. - \$750,000.

Discussion topics included...

- Road possibilities
- Parking garage and building expansion possibilities
- We entered into an agreement years ago
- Timeframe – We may have new neighbors in 16 months
- Access and space to grow
- Vestry guidance/opinions will be collected via e-mail.

4. Minutes from last Vestry meeting were reviewed and approved.
5. Financials –
 - Building Use Fees – Regina Caeli uses several rooms, Texas Christian University uses upper room, Travis County Elections uses facility
 - Pledge is coming in under / Plate is coming in over budget – This is normal for this time of year.
 - Rotating Treasurer Position was discussed...
A. Clark  A. Greenfield  K. Penney
6. Bible Study
 - 2 Corinthians 9:7 - Verse was read and phrase/words that captured our attention were shared. How does it touch your life today?
 - Mindfulness brings clarity of God's wish for us and through us.
 - Finance Committee member Tanya shared why this verse spoke to her – her calling.

Fall season of annual giving

 - Classes on Sunday / Items for the board
7. Rector's Report
 - Vestry person to serve as welcome greeter
 - Labyrinth bench is missing and cell tower looks as if it was messed with.
 - Single service will remain until worship space in church is ready following roof repair completion.
 - Possible Evening Prayer service in the Sat/Sun evening.
 - More details regarding Fall 2017 at-a-glance timeline was shared
 - Share Fair to replace Ministry Fair
Stories of Good News: ASK  THANK  TELL
Share goes up Oct. 7th, takes down date TBD.
Any questions/concerns can be directed to Rev. Hensley.
8. Senior Warden's Report - Gwendolyn
 - Nelson, Paul, Erin, and Gwen met with Frost Bank regarding a bridge loan... They offered us a line of credit.
 - With a new roof we are starting a new story.
 - With Frost offering a Line of Credit, it doesn't "solve the problem". The L-of-C would be \$80,000.00 with 5.25% interest-only payment of \$400.00 per month Sept 2017 – Sept 2018. Three-year payout principal through Capital Campaign.
 - Are we tied to Frost? We have a church relationship with Frost. Church Corporation Fund would be approached if Frost Bank had failed.
 - Finance Audit / Review due Sept. 1st
 - Randall Kerr, John Rouse, and Kathy Doane will serve on this committee.
9. Junior Warden's Report – Paul
 - The windows in the Godly Play room are leaking. We need them re-sealed before the rainy season.
 - Replacement may be needed – Anderson Windows possibly
 - Church roof will be dependent on funding.
 - Roof will take 2-3 weeks once funding is finalized.

10. Reverend Hensley spoke about having courage and concluded meeting.