

**Christ Church Episcopal
Vestry Meeting
August 20, 2008**

Approved 9/10/08

Vestry Members in Attendance:

Pam Board, Elaine Champion, Mary Ann Cooley, Acting Registrar; Rick Elliott, Amy Goodman, John Napier, Mike Richards, Ted Susac, Marc Halbritter, Jr. Warden; Joe Gallagher, David Soule

Staff in Attendance:

Paul Johnson, Rector; Hillary West, Assistant Rector; Sarah Fogler, Director of Parish Operations, Keith Tan, Music Minister; Missy Jennings, Assistant Music Minister; Jake Womak, Youth Minister

Guests in Attendance:

Bill Beattie, Building Steering Committee; Joe Jagdmann, Youth Ministry Team

July minutes were approved via email prior to the meeting.

Junior Warden Report –Marc Halbritter

Marc reported that Shelley Putney will not be moving to Texas, and plans to stay on Vestry and continue as registrar. Vestry is glad to have Shelley continue her service. Marc announced that there would be a Capital Campaign informational meeting this Sunday, August 24th, between services and that there will be five house meetings in the next few weeks. September 21st at 4:00pm is the Capital Campaign kick off, and Vestry members have been asked to be there at 3:30pm to greet folks as they arrive.

Sun Trust Construction Loan – Bill Beattie

Bill reported that much research has been done towards finding a lender for a construction loan. Vestry received literature comparing SunTrust and BB&T construction loans for the building project (a third bank, from California, withdrew from consideration prior to the meeting). SunTrust is being recommended for the following reasons:

- Lower interest rate for construction loan.
- Ability to fix interest rate for permanent mortgage, even early in construction period, well before end of 36 months. This would allow us to reduce some interest rate risk by fixing the rate of the permanent mortgage in the next 3-6 month, if we choose.
- Permanent mortgage loan term of up to 10 years.
- Loan payments based on 25 year payback rather than 20 year payback.
- No requirement to take CCE real estate as collateral on the loan. This eliminates the need for an appraisal, title policy, environmental study, survey, and other fees and provides significant savings in closing costs.

- No need to move deposit accounts, since CCE accounts are already with SunTrust.

To be binding, SunTrust's offer requires a response from CCE by the end of August stating that we will do our financing business with them.

A motion was made to approve moving forward with SunTrust and provide them with an executed proposal letter. The motion was seconded and carried.

Building Steering Committee Update – Bill Beattie

Bill reported that our architect firm, BCWH is requesting approval of and payment for certain services it claims are not covered by our existing contract. Bill shared this for informational purposes only pending additional discussions with BCWH, David Guin, and Ken Royston.

BCWH's letter was discussed by Vestry, and Bill was asked to express concerns to BCWH about the timing of the request and to verify that the services were needed. Bill is to provide more detailed information along with a recommendation at the September Vestry meeting.

Summary of Financial Report for July 2008 – Sarah Fogler

- July revenue was \$37K below budget, \$69K vs budget of \$106K.
- YTD revenue is \$48K below budget, \$651K vs budget of \$699K
- Shortfall entirely driven by pledge income, YTD \$572K vs budget of \$621K
- Expenses running \$25K favorable to budget YTD, \$734K vs budget of \$759K
- Variance driven primarily by favorable timing of outreach spending (\$21K) and will be made up later in the year
- Significant favorable variances in Adult and Mission.
- Utilities costs running ahead of forecast, staffing costs in line with budget
- Given our approved budget cuts in June, our 2008 outlook is a deficit of \$30-75K
- Cash position remains decent, but fell significantly in July and will continue to fall until September
- General Fund cash balances of \$211K, with ~\$98K unrestricted
- Significant balances for unpaid youth trips (\$18K) are affecting our cash standing
- Preschool made an offering of \$8000 to CCE

A motion was made to accept the Financial Report. The motion was seconded and carried.

Sing Joyfully Project – Keith Tan

Several months ago Vestry approved and set aside \$22,000 for the production of a new "Sing Joyfully" songbook. Recently, Paul asked Keith to do some research on other methods of providing music for worship. Keith provided Vestry with some detailed information of four different music resource options for congregational worship:

1. Producing a new "Sing Joyfully" – a temporary solution at a cost of \$22,000
2. Weekly bulletin printing – very costly and additional staffing required

3. Video display – no significant additional cost, only words on display (no music scores), no books to hold, encourages congregation to lift head to sing
4. Combination video display/1982 Hymnal/Wonder, Love, & Praise Songbook – total cost of \$11,184 and cost of video equipment that is covered in sanctuary expansion, long term solution, content of Hymnal is timeless

Option 4 is Keith's preference.

Vestry thanked Keith and Missy for all of their work on this project.

Discussion of Being a Faithful Community of Disciples

There was discussion centered around the words listed below. Vestry was asked to respond to these words; do they resonate with us and what does it look like to order our lives according to these principles?

- Forming – that our purpose is also to help one another be formed into the likeness of Christ. The present progressive tense matters here...we are never fully formed; it is a lifelong adventure; it is an ongoing process. This is something we do together and with one another.
- Equipping – that our purpose is also to help one another be equipped to be Christ's people in the world. Sometimes, being a faithful disciple in the world is something that "just happens." More often, we need some training.
- Sending – this is the end result; this is our objective; to be a sent community of Jesus' followers.

Comments during discussion of the above words were as follows:

- We should be a community that seeks to be as faithful as we can where we are – an alternative way of living.
- Inviting, growing, and living may be easier to do than forming, equipping, and sending
- These words describe an exceptional way of living
- We are all created in the image of God and working into the likeness of Christ
- More direction is given when adding forming, equipping, and sending to inviting, growing, living
- The road may be narrow, but it is a joyful path, it is not meant to be a burden
- More explicit about the expectations of our community
- Forming, equipping, sending is a "deeper dive" of inviting, growing, living
- As a church we are always changing
- We're being placed in God's way
- Excited to be a part of this Vestry and community

Paul requested that Vestry members speak to him about any other thoughts on this topic.

Student Life Camp Report

Jake Womack, Joe Jagdmann, and David Soule were three of the adults who went to Student Life Camp with middle and high school age youth. There were 3-4 hours of worship each day, 3-4 hours of Bible study each day, and the youth ministered to one another. There was a message about the need for forgiveness. It was a place where the youth were safe and able to be open and vulnerable. It was an awesome experience for all who went.

Other Business

A request has been made for a Weight Watchers group to meet at CCE. It will be advertised on the Weight Watchers website.

Paul reported that he has tentatively planned to be away on the 3rd Wednesday of September and would like to request a date change for the September Vestry meeting if he is away. September 23rd was identified as an acceptable alternative. Any change in the meeting date will be sent with the notice of the September meeting.

The meeting closed with prayer after Vestry gave thanks for our many blessings.

Respectfully Submitted,
Mary Ann Cooley, Acting Registrar