**June 2022 Council Meeting Minutes** (06/14/22)

**Members Attending**: John Yarberry, Wendall Borchert, Michelle Kirchoff, Terry Scoby, Dick Werpy, Connie Tuck, Kelly Maurer, Jim Timmermann, and P. Janet Kettering

* Call to Order: 9 members present -> quorum met
* Opening Prayer/reflection (P. Janet)
* Minutes for May 2022 meeting were approved through email

**New Business:**

* A letter will be issued about all of the financial events happening. Most importantly, no building sale would happen without a vote.

**Pastor’s Monthly Report:**

* Detailed handout of activities provided.
* July 18-August 4th trip – 2 sundays. Feedback on replacements. Dick suggests we find one supply pastor and do a service of the word for other Sunday.
* $750 grant from Synod to develop social media (Lily foundation). Waiting to hear.

**Administrator's Report:**

* Detailed handout of activities provided.

**Treasurer's Report/Financials Update:**

* Reports are a little behind due to personal issues of bookkeeper.
* Banking is holding steady and we are keeping up with bills due to incoming rent, as giving is under pledged amount currently.
* We are not on pace to make the $98K pledge amount. Will donations increase in the last part of the year? Unknown. In past, giving does tend to pick up in fall, but life has really changed. Current pattern is changing from past – seems to be not monthly, but quarterly giving.
* Lily foundation in our Synod to help congregations with funding creatively, because typical (congregational giving) is not as it used to be.
* We are one of the few churches that did not have to get federal funding during the pandemic.
* Joshua School rent issue. Religious property is exempt from Boulder County property tax. But statutes limit the amount of rent for non-religious uses an exempt property can receive. We had inquiry today about the rent from JS. No current alarm, but we need to keep it in mind. If exceeded, then county calculates a pro rata amount building expenses not exempt from property tax. We have taken the stance that JS use is part of our religious mission, but county could contest – no info yet on their position. We have also engaged an attorney. They cannot charge before 2021 for our taxes.
* Refinance. Application through mission investment fund ($330K) to pay off our mortgage to the bank ($240) and do some repairs ($90K). Our application has been approved, but we have not moved yet to accept their offer. Without the payment, we have about 6 years left with ~$3750 5% interest. MIF loan is 20 years with interest rate of 3.875%, monthly payment $1978. Need a $1000 check for paperwork. Total expenses ~$2700. No prepayment penalties.
  + Dick made motion to move forward with getting loan. Jim second. Approved.

**Building Issues and Maintenance Update:**

* Detailed handout provided.
* Thankful for roof repairs!
* Cut back on watering grass/plants in the future as water supply goes down?

**Joshua School Update:**

* Concluded negotiations – rent will go up $560/month (~7%) to $8100/month. Lease is one year.
* We are thinking about selling the building to JS. Our biggest goal is for a guaranteed place to worship for the foreseeable future and access to space as we need it. We would have no rent to them. JS would pay off the mortgage/MIF loan as a down payment. Payments for the rest of the amount over 20 years – their monthly payment would be ~half their rent. Boulder assessment is ~$2 million, we would take somewhere between $1-2 million. In very early discussion and meeting weekly.
  + Would resolve any tax exempt issue – JS is automatically exempt.
  + If we have $90K repair, would we still be able to use it as we wish? Unclear. We may hold onto it until the deal with JS is done to figure out what payments should be made.
  + Pardes Levavot has not been part of the discussion, but they have also not been using the space in a regular way. They do hope to come back in person, but their demographics is changing too. Our negotiations will include complete use of sanctuary space, including their use. We will keep them out of the loop for now until congregation has been notified.
  + Still many questions: Parking lot use? Use for non-Sunday events? External signage/pantry? Council will be kept up to date as conversations continue.

**Online Presence/Technology Update:**

* Update provided on social media upgrade. YouTube and Instagram are set up and group is moving forward.

**Closing prayer and Adjournment**

**Respectfully submitted – Michelle Kirchoff**