

WILLOW GLEN UNITED METHODIST CHURCH
CHURCH CONFERENCE

May 2, 2010

The meeting was called to order by Pastor Nancy Danson at 12:25 in the Sanctuary. The pastor had been directed by the District Superintendent to chair the meeting, and offered an opening prayer.

It was noted that a sign-up sheet was circulating. (See list attached.)

The Pastor called on Leslie Fisk, Chair of the Renovations Committee, to lead the discussion. Leslie gave a brief overview of the events leading up to present; that the notion was conceived in 2003 and a Capital Campaign conducted in 2005 with \$500,000 in pledges received. The total cost of the project is estimated at \$1,000,000. At the present time, there is \$171,000 in cash available. Renovation funds are being kept in a separate bank account.

The flat roofs over the Wesley Room and the Trinity Room have been completed. The Recovery Group which meets at the church has agreed to install air conditioning in Kohlstedt Hall. At the present, there is not sufficient power to support the air conditioning system, and we are now working with PG&E to correct this.

A number of attempts were made to get a loan from a bank, without success. Leslie learned that Fairfield UMC had just completed a 1.5 million renovation, and found they had secured funds through the United Methodist Church Credit Union. Upon investigation, she found that funds are available at 6.75% interest.

Jim Leonard, who is serving as liaison between the church and the general contractor Jack Cannon, spoke of current status. Plans have been approved by the City and all permits have been obtained.

The roof over the entry to Kohlstedt Hall is now failing and will have to be fixed but it does not need to be repaired before the air conditioner can be installed. (This item is not part of the renovation team's charter.)

The Recovery group will donate labor and the crane needed for installation of the AC; we will need to purchase the materials.

Since the electrical problem has to be dealt with, the Kohlstedt Hall project is not ready to proceed at this time. His question to us was, are we ready to proceed with the renovation at this time?

A discussion of finances followed. Nancy stated that between 6 and 9 thousand dollars is coming in per month in payment of Capital Campaign pledges. There are offers of loans in the amount of \$300,000 available from members. A loan from the Credit Union would be for a 15-year term, with the option of early payment. If we borrowed \$450,000 we would need \$4,000 monthly to repay the loan. Interest only at 2-1/2% would be repaid on the loans from members, with the principal paid from pledges. A second Capital Campaign will be required to complete payment of all loans.

Pastor Nancy commented on this church's excellent history of paying back loans and having received more in pledges than needed to complete a project. She reminded the congregation that an undertaking of the sort being considered is a matter of stepping out in faith. The congregational loans would be a means of getting started with the project at this time.

Questions were raised about the current economic condition, with doubts expressed as to whether some members would be able to pay pledges.

Brian Ganz suggested that perhaps the bidding should be re-opened, since construction costs are down, and there may be ways to reduce costs. He also suggested that perhaps part of the project could be completed with current funds.

Kyle Mastrolia stated that not all members were in agreement about which project was most important (Kohlstedt Hall or Woodhaven) and there might not be the same support if we eliminated one of the projects.

Susan Smith noted that the original contract was based on doing both jobs at once.

Pastor Nancy reminded the congregation that we have no debt, as most churches do. She also reminded us that we have committed ourselves to the practice of Extravagant Generosity. There has not been much education for newer members as to the importance of Extravagant Generosity. We can continue to say, "What if?" but she does not believe God will allow us to close this church. There are many options available to us. We own two parsonages; perhaps we do not need two, or even one.

Darrin Johnson thanked the Renovations Committee for the work they have been done and recommended we go ahead with the initial project.

It was moved to accept congregational loans to begin the project, and proceed as far as we can, then return to the congregation for approval of an additional loan or loans. Motion seconded and carried.

There was a question if the contractor has changed his original plans. He is now working from approved plans from the city and has all necessary information. Increased costs were covered in his contingency and he has now lowered the contingency. Permits are good for 6 months.

A question was raised about going out for a rebid, possibly using expertise available in the church. Jim noted there would be about a 3-month setback in plans, and also noted that the contractor is making use of some church expertise in his current plans (and not all contractors are willing to do this). Jack has had experience working with churches and is aware of the need to keep facilities in operation during renovation.

It was moved that a review of the bid be undertaken by Brian Ganz and the Renovation Committee in an effort to reduce costs is possible and if the bid seems satisfactory to proceed with the project under Jack Cannon. The Renovation Committee was authorized to give the go ahead on the project. The motion was seconded and passed.

Jim has consulted with Susan Smith as to whether she would prefer to have Kohlstedt Hall or Woodhaven out of commission at the time of Vacation Bible School. Her preference would be to have the use of Kohlstedt Hall (and make use of outdoor facilities at Woodhaven).

The air conditioning installation will be completed by a licensed contractor with insurance and warranty.

The work at Woodhaven can be started; Jack Cannon has given his approval. With available funds, the work will be done at Woodhaven, some at Kohlstedt Hall, and then it will probably be necessary to come back to the Church Conference for approval of additional loans.

Thanks were expressed to Leslie and Jim and the entire Renovation Committee.

The meeting was adjourned at 1:46 p.m.

Submitted by Jane Vivian

Note from the Secretary: Suggestions were made concerning the presentation of information that should be noted for future reference. Hard copies of the current status of the project and financial information should be made available to the members to help them in making decisions. The use of a microphone would be helpful to ensure that all have complete access to information.

ATTENDANCE SHEET FOR
CHURCH CONFERENCE

May 2, 2010

Bergmann, Mark
Birnstihl, Bob
Blank, Errolyn
Brodhead, Richard
Brustrom, Barbara
Brustrom, Norman
Collen, Fred
Collen, Ginny
Danson, Lex
Danson, Nancy
deWit, Barbara
Epperson, Margery
Fall, Jerry
Forsythe, Anne
Freeman, Dave
Ganz, Brian
Goodnight, Ruby
Granfors, Ruth
Hosack, Harriet
Hunt, Bob
Ingersoll, Patricia
Johnson, Charla
Johnson, Darrin
Kintner, Russell
Kwon, Karen
Leonard, Jim
Lines, Ruth
Love, Fran
Love, Jim
Mastrolia, Kyle
Mauseth, Al
Mauseth, Dorothy
Moore, Curt
Osborn, Joyce
Oswald, Dianne
Oswald, Dick
Pierson, Mary
Praisewater, Grace
Praisewater, Stan
Quigley, Ingrid
Quigley, Steve
Schlosser, Peggy
Sidener, Margo
Smith, Susan
Vivian, Al
Vivian, Jane