

Board of Stewards

Minutes-October 19, 2023

Board members present: Dan St. Romain, Roger Lind, Carol Cauley, Dianne Dorsett, Doran Dennis, Scott Boyton, Brian Nash, Johnny Boyd, Charles Johnson

Members present by zoom: Brian Griffin

Absent: David Kinder, Steve Waters, Jack Rodgers, Pat Crump, Amy Willcox,

Staff members present: Jason Adams, Janet Weatherston, Darrell Smith, Ryan Jacobson, Valerie Slade

Staff members present by zoom: Jeff Guillory

Staff members absent: Linda Baumheckel, Donna Strieb, Chris Estus

Secretary: Leah Jayne

Church Members visiting: David Nash

Welcome-Dan St. Romain opened the meeting at 5:30 pm and welcomed all.

Prayer-He asked Ryan to open the meeting with prayer.

Approval of September Minutes- Dan asked the members to review the September minutes and approve. Scott Boynton moved to approve the minutes and Johnny Boyd seconded.

Finance Report- Dianne did not have anything to report because the Finance Committee had not met recently. She invited everyone who was interested to the November 14, finance meeting at 5 pm.

Jeff started the finance report for September by giving details of how he was going to guide us through the printed forms he provided to the board.

Total receipts came to \$232K. AHUMC ended September with year-to-date total receipts being \$36,000 above plan. Wedding fees have almost doubled what was planned. Facility usage was over this month due to Methodist Healthcare Ministries renting space.

We ended the month with a net surplus of -\$27K which was almost \$30K better than expected. Year-to-date deficit is now \$190K better than expected.

A more detailed finance report is available with the minutes.

Charles asked if we are fully staffed at this time and were the salaries included in the budget in January?

Valerie responded that we are fully staffed, and the salaries were included in the budget in January. Some of the savings is a result of staff members being on their spouse's insurance instead of the church insurance lowering the cost of benefits.

Trustees Report-Brian Nash said the Trustees focused on three items, the CapEx fund, emergency shelter and the ground lease at their last meeting.

CapEx-The church is in it's third year of expenses that was budgeted in 2020. This year, \$206K has been spent of that budget. The Trustees are proposing \$550K for 2024-2026. The top two tiers are the boiler and the HVAC. The boiler is the first problem. If it goes out, the building will be without heat. It should cost about \$250K. It could take months to get a boiler. They have asked Kacey to start getting bids to replace the boiler.

The second item is the HVAC system. Kacey is expecting the HVAC to go out in the next 3 years. A repair was made to fix a leak on the air handler and the cost was \$13K. If it does not fail money will be saved.

Charles asked how the CapEx was funded. Valerie explained that when we moved to this location \$25K was set aside for future repairs. Then in 2015 a bequest was received in the amount of \$750K and in 2019 another bequest was received for \$519K.

There are more needs than funding available in the fund. It currently has \$608K.

Dan gave kudos to Kacey for having the forethought in 2019.

Emergency Medical Shelter- The National Emergency Management and Response (formerly BCFA) contacted us to see if we would be a shelter for people with medical needs should a natural disaster happens such as a hurricane, tornado, or flood. The CLC and adjoining rooms would be used if we reach an agreement with the organization. The group would reimburse the church for the hard costs such as water and electricity.

The company sent an agreement to us, and Steve is redrafting it to limit our exposure. The contract would allow them to use AHUMC as a shelter for thirty days. This would mean relocating a lot of events that are held in the CLC on a regular basis.

Charles asked if we have done this before? Brian and Valerie both responded we have during Rita in September 2005. We also had a medical shelter after Katrina struck New Orleans and the levees broke causing severe flooding in August 2005.

Ground Lease- Scott said they are still working on the ground lease. Steve met with the broker last Monday to find common ground. They want to go back to the client with two options that benefit the church.

Charles asked if Steve is getting discouraged about the deal. Scott said a ground lease is complicated, but Steve is not discouraged. Brian added that Steve is trying to get a better deal than what they offered.

Charles also asked if any other group has been interested and Scott responded, yes, but with not allowing multi family groups to lease the property, it is harder to find interested groups.

Jason said the Trustee's want the BOS to be included in the approval of the lease.

Senior Pastors Comments- Jason told the board about the upcoming Rio Texas Annual Conference Special Session that will be held here on Saturday, December 2. There will be 10 churches disaffiliating and then there will be a break, followed by a special teaching guest, Rev. Matt Miofsky. He will speak for an hour and there will be another break. Return to the Sanctuary and Bishop Laura Merrill will lead worship and the event is expected to end at 12:45 pm.

He would like the Board of Stewards members to be present to show hospitality and wearing a lanyard with your names displayed. Jason wants AHUMC to extend hospitality that will make everyone feel welcome and comfortable. He wants us to be a good and gracious host.

Jason also wants to roll out a capital campaign to raise 3 million dollars over the next 3-years to get in front of the expenses of a 30 -year-old property.

The scope is to take care of the behind the scenes, items like the boiler and the items we can see like new carpet. We want to be good stewards and there is a fine line between good stewardship and neglect.

He would like to use Horizons who helps church's do fund raising. There is no deadline right now and wants to pray about the idea.

Jason praised God that there was foresight to have a CapEx account put into place.

He would like the BOS to be a kinder and gentler board as they go through the process.

Charles asked how the lawsuit was going for the conference. The conference counter sued the churches. Jason said out of the 20 lawsuits, 15 paid their apportionments for 2-years and the pensions for the pastors. Five churches are still suing.

Charles asked how the pledges were going and was given the number received as of the BOS meeting of \$643,000.

Questions/Answer Time- Dan asked if there were anymore questions. No one responded and **Dan** asked Janet to give the closing prayer.

Meeting ended at 6:43 pm