

CVUU Board Meeting Minutes, September 29, 2009

Board present; Doug Jackson-Smith, Jenny Norton, Susie Flann, Suzanne Marychild, Jordan Leary, Ellen Klomps (notetaker)

Staff present: Beth Walden

Members present: Bruce Pendry, Nick Flann

Committee reports;

- Lay Leader, Beth Walden, handed out her report of activities for the month of September
- Hospitality, Susie Flann,
 - Reported on the Solar Dedication party on Friday the 25th and
 - Requested a moment in a Sunday service to express thanks to UCC and Kate Stephens who enabled CVUU to obtain the services of Matt Smith this summer to help us with the solar fund and panels. The board approved and encouraged Susie to work with the worship committee to find a good time for this.
- RE, Jordan Leary,
 - Obtained board approval to continue as we have been, hiring youth to serve as child care. Worries about some of the sitters being too young balanced with the presence of adults nearby at the time. However RE will proactively consult with parents. RE would like the Friday service committee to plan and execute any RE activities occurring on Friday nights to prevent teacher fatigue. Ellen will let the Friday service committee know of that request.
 - The board requested a meeting with the RE Director at the October meeting to report on RE plans and goals and evaluate if duties are being fulfilled.
 - Union Pre-school; The router purchased for the basement is not picking up wifi signal. Not sure if more ports need to be enabled. No one seems to know the account password or name to make changes with Qwest. Jenny said George might have been involved or Zakir. Jordan and Jenny will see if that can be discovered. Doug suggested we also look at other providers and see if we can get a better rate for phone and internet service.
- Worship, Ellen Klomps,
 - Reported that Sunday services are in place for October and November, with Sundays filling for future months.
 - The Social and Environmental Justice committee has requested a Sunday for a green sanctuary service as well as a weekly 'green moment' which is agreeable to the worship committee.
 - Beth, Ellen and Thomas Mayfield will be interviewing candidates for the music director position this week.
- Building and Grounds, Jenny and Doug reported on various items;
 - The work party on September 26 cleared the gutters, trimmed trees, laid new gravel on the roof. Some weather-stripping was begun and some landscaping was begun, but halted until more planning was accomplished.
 - Susan Buffler has offered to help with developing a comprehensive plan, utilizing the skills of the USU irrigation class. A committee will be formed under the building and grounds committee, to meet with Susan and interested members to complete a plan. A plot plan of the building and grounds will be required by the planning group.
 - A motion was passed to delay work on the mulched picnic area until future sprinkler needs in the area are addressed by the master plan. A motion was passed to complete the comprehensive plan by December 31, 2009. Ellen will call Susan and invite her to a planning meeting.

- Social and Environmental Justice, Jenny Norton
 - Reported that the group met September 24 and proposes to move the Isabel Katana Social and Environmental Justice Center to the red alcove off the sanctuary, to put appropriate books in the shelves and to hang some of the posters in the alcove, with others to be placed around the church. The banner and plaque would hang in the new center. Worship will move the current lending library to the cupboard outside the office and free up the space in the cabinet below the bookshelf.
 - Doug moved that a plaque be created with names of past Isabel Katana award winners to hang in the center as well. The motion was passed. Susie will look into getting a plaque.
 - The Alternative Gift Market will be held at the Presbyterian church on November 21. Laurie Mueller will organize this again, with assistance of the Justice committee. CVUU still owns the bank account for this event.
 - Susie suggested we hold an AGM, solar fund and Whittier playground event at CVUU on November 22.

Mortgage discussion (led by Doug)

- The board reviewed the motions developed by the financial subcommittee (Suzanne, Allen, Nick and Doug) regarding plans for a second mortgage (see attached final version of motions).
- The board discussed the motions and approved them unanimously.
- Highlights from the discussion (not included in motion) involved:
 - Overview:
 - The final payment of the 2nd mortgage would be due January 2013, the same month the first mortgage agreement is scheduled to end (and be renegotiated).
 - With the budgeted reserve of 25% in the bank for the three years prior we hope we will be able to turn both mortgages into one single loan at a favorable rate, though it will be incumbent on the board to prepare well in advance.
 - There would be no penalty in paying the 2nd mortgage at higher than the agreed monthly rate, or paying it off early. It would be a good idea to pay down the principal as fast as we can before we consolidate the mortgages.
 - Guarantors:
 - What would guarantors be expected to do? The general sense was that guarantors for the 2nd mortgage would be obligated to make monthly payments if CVUU cannot meet its commitments until the 2nd mortgage comes due on January 1, 2013.
 - Beth Walden suggested we offer guarantees in units or shares, with individuals able to commit to one or as many shares as they like, allowing people of all income levels to have a share of responsibility as they are able.
 - Need to resolve how this works when/if an individual moves, dies, leaves the church or becomes financially unable to fulfill their part. Also need to resolve whether this obligates the individual guarantors to pay off their share of the whole remaining balance if the loan is called.
 - Suzanne suggested that if guarantors pay towards the mortgage that in their eventual repayment after the building is sold (or solvency regained) they also receive 5% interest on the money they paid.
- The first motion was made by Doug, seconded by Suzanne; all in favor
- The second motion was made by Doug, seconded by Suzanne; all in favor
- The third motion was mad by Doug, seconded by Susie, with the amendment to pay 5% interest

to any guarantor who is called on, at the time the building is sold and monies are distributed in order of 1st, 2nd and guarantors.

- The financial subcommittee was charged with the task of writing up formal legal documents to carry out these motions, which will be reviewed by the board at a future meeting.

Misc. business

Allen Howard will be leaving for a year in Brazil. By-laws allow the board to appoint a replacement. Doug will approach potential board members. Ellen was elected vice-president and acted as secretary for this meeting.