Board of Trustees Meeting Minutes August 11, 2015

Community Church of Chapel Hill Unitarian Universalist Board Meeting Minutes

August 11, 2015

Attending: Cathy Cole Mary Hulett Mike Vann

Thom Belote Bill Poteat Laurence Kirsch

Dan Hill Ginger Long Bill Rote

Guests: Mary LeMay

Lilie Bonzani

1. Welcome:

- a. Opening Mike Vann opened the meeting with a reading from Mark Belletini
- b. Sharing
- 2. Approval of Tonight's Agenda Cathy Cole shared the agenda in advance of the meeting. One additional item was added to include Laurence's proposal to modify the mortgage that the Community Church of Chapel Hill has with BB&T. Deleted was discussion of the Survey of Congregation.

Mary made a motion to accept the agenda as amended.

Mike seconded the motion.

All in favor with none opposed.

- **3.** June Minutes the June draft minutes were presented with revisions by Cathy Cole. All in favor with none opposed.
- **4. Mortgage Modification** Presented by Laurence. Laurence explained BB&T communicated to the church that they could drop our interest rate by approximately 0.8% per annum, with no change in the term of the loan, no prepayment penalty, and about \$200 in one-time fees

Mary made the following motion: The Board of Trustees hereby authorizes the Board President to sign documents that make a simple modification to reduce the interest rate on the mortgage that the Community Church of Chapel Hill has with BB&T, subject to all of the following conditions:

- 1. The interest rate shall drop by at least one-half percent (0.5%) per annum.
- 2. The cost of the modification shall not exceed five hundred dollars (\$500).

- 3. The principal amount of the mortgage shall not increase by more than five hundred dollars (\$500).
- 4. The monthly payment for the modified mortgage shall be less than that for the present mortgage.
- 5. The modification shall occur on or before October 31, 2015

All in favor with none opposed.

- 5. Minister's Report Thom presented the Minister's report in advance of the meeting. The Board was reminded of the weekend consult on Stewardship with Mark Ewert. The Board will have a meeting with Mr. Ewert the night of Friday, September, 11. There will be another meeting between the Board and Mr. Ewert the afternoon of Sunday, September 13.
- **6. Committee on Ministry** Lilie Bonzani and Mary LeMay presented the Annual Review of Minister as proposed by the CoM.
 - **a.** Lilie presented the current procedure for members to address concerns with the Minister.
 - b. The proposed Annual Review of Minister was then brought before the Board. Discussion ensued as to the number of members this was to be sent to. Discussion centered over whether all members of the church should be able to submit the Review or if selected members only. CoM suggested only a percentage of members should fill this out due to concern of overly cumbersome compilation of the report made from the review. Some felt the report should be sent to all members of the Church. Discussion was held concerning method of seeking input from all members of the church.

Mary made a motion to approve the proposed Annual Review of Minister, for it to be sent to the limited number of members as proposed by the CoM, and for the CoM to create a method to seek input from all members of the church and return with a recommendation to the Board no later than the November meeting and that there not be a public announcement of the annual review until the Board had approved a method to insure member participation.

Bill P seconded the motion.

Six in favor with one opposed.

7. Negotiations with Preschool (Closed Session)

Bill R made a motion to go into closed session.

Mary seconded the motion.

All in favor with none opposing.

THE BOARD WENT INTO CLOSED SESSION.

THE BOARD CAME OUT OF CLOSED SESSION.

It was moved and seconded that the Negotiating team will continue further negotiations with the Preschool along the lines of the Framework for Proposal to Preschool presented by Bill P. After lengthy discussion, the motion passed unanimously.

- 8. Town Hall Meetings Table until September meeting.
- 9. Space Team Mary presented items from Space Team.
 - a. Responses to Board questions. Discussion over actual cost of elevator for ADA compliance. There was no further discussion of responses.
 - b. Proposed timeline. Mary said actual timeline may change from what was presented, depending on negotiations with Preschool and final vote of church members.
 - c. Space Exploration Survey Results & Patterns of Participation Number of members responding and survey results discussed.

Mary moved to establish a Capital Fund to be used for the proposed building expansion. Cathy seconded motion.

All approved with none opposed.

Cathy to create policy for Capital Fund management by September meeting.

10. Closing

- a. Process Observations
- b. Action Items
- c. Closing Words