

**The Community Church of Chapel Hill Unitarian Universalist
Minutes of Board Meeting of September 16, 2008**

Present: David Abels, Barbara Chapman, Alyson Grine, Joel Grodensky, Mary LeMay, Joan Meade, Richard Perry, Susan Spalt, Penny Ward

Absent: John Leopold, Erich Lieth, Susan McDaniel

Ex Officio: Maj-Britt Johnson, Jay Miller, Mary Hulett

Minutes: Laurence Kirsch

Susan Spalt called the meeting to order at 7:09 pm. Joel Grodensky, the Board Member of the month, lit the chalice and offered a reading.

PRELIMINARY MATTERS

Priorities for the Church and Board. Susan Spalt proposed processing what the Board learned from the past weekend's workshop. Richard Perry expressed a priority for getting to other side of budgeting successfully. Mary LeMay wanted continuing work on the covenants, as they will help forestall conflicts. Barbara Chapman said we have a wonderful opportunity to revisit our mission, and that there was suggestion of a covenant between congregation and minister. Alyson Grine thought that people voiced nostalgia for an era when the Church worked for social change, a purpose that she supports. Penny Ward liked hearing the history of different ministers; her personal priority is **Effing** outreach by which the Church gives money to outside organizations.

Date Changes. The following dates were noted:

- The October Executive Committee meeting will be Wednesday, October 8.
- The November Executive Committee meeting will be Tuesday, November 11.
- The November Board meeting, which will include the Council, will be Tuesday, November 18.
- The Town meeting is scheduled for Sunday, November 9, after the second Service. It will include information on the budget.
- A joint Board and Council meeting will be scheduled to discuss budget.
- The Congregational meeting is tentatively scheduled for Sunday, December 14 at 4 pm. It will include a Congregational vote on the budget.

CONSENT AGENDA

The consent agenda consisted of the following items:

- Executive Committee Minutes
- Blane Hartford's resignation

- Approve Manse Committee

Alyson Grine moved to accept the consent agenda. Joel Grodensky seconded. Unanimously approved except for David Abels abstaining. It was noted that the August minutes have blanks.

REPORTS

1. Building Update

Mary Hulett talked about water problems. The problems that induce flooding include:

- The Church building is like a cup at the bottom of a hill.
- The pavement forces water to flow above ground toward the building.
- There were some design problems that contribute to flooding (like the use of pine bark that floats and blocks drains) that are easily fixed.
- The handicap ramps are both little rivers.

The problems that induce mold include:

- The roof (less than 20 years old) needs to be replaced: flat roofs don't last that long. Gary Giles says the problem with roof is seams, which was built when technology did not allow heat-sealing of seams. Roof replacement may be of the order of \$25,000.
- The wall bases are not adequately flashed. After the roof is replaced, we then to open the walls to see how much mold is inside.

Repair actions we have taken include:

- We've added additional downspouts from the gutters to stop water spilling over.
- We've added gutter guards to protect against leaves clogging the gutters.

The courtyard needs maintenance to keep drains open and clean. We've had somebody look at the health aspects of mold, and found no significant problem.

The Church does not seem to have legal recourse to have its contractors fix the problems, as many of the problems are due to cost-cutting decisions sometimes made against contractors' decisions. Nonetheless, the contractors have been helpful. The landscape designer went back and looked at whether pipes are large enough for 100-year storm, and they are big enough. We are going to put into larger trench drain and other drains that should help. The landscaper will, at his own cost, get a better slope of concrete away from commons. Landscaping fixes will cost about \$5,000. Bill Gardner and Gary Giles are saints, and have both felt personal responsibility.

2. Pre-School lease

David Abels reported that he offered the pre-school rent at \$3,000 per month figure, which they readily accepted; but they want a 3-year lease. They may want some changes in other lease terms, and will have *pro bono* counsel look over terms they want. The Board discussed the terms that it would accept, and the costs (e.g., wear and tear, cleaning, utilities) of having the pre-school.

Richard Perry moved to authorize David Abels to negotiate a 2-year lease with a higher rent on second year. Mary LeMay seconded. Unanimously approved except for Barbara Chapman abstaining.

3. Minister's Report

Maj-Britt Johnson passed out two-page report that describes her activities since August 15. These included a covenant between her and the staff.

4. Finance

Mary LeMay is impressed by detail and work that has gone into budget. Jay Miller will present more full report in October

ACTION ITEMS

1. Website Task Force

Susan McDaniel, Pat Smith, Mark Smith, and Maj-Britt Johnson suddenly made progress on the website. They have created what they see as a more beautiful welcoming website good for both newcomers and members, with Wiki pages behind them for members who want detail. Richard Perry moved the appointment of Susan McDaniel, Pat Smith, and Mark Smith as the website task force, with Maj-Britt Johnson as an *ex officio* member, for the purpose of developing recommendations. Second by Mary LeMay. Unanimously approved.

2. Installation Committee

The installation of the new minister is scheduled for March 8, 2009. Mary LeMay moved that the Board accept the inclusion of \$4,000 in the operational budget for 2009 for the installation of the new minister. Seconded by Joan Meade. 6 ayes, 2 nays. Motion passed.

3. Fundraising/Budget Plan

Susan Spalt said the wording of the fundraising policy plan has been changed for clarity. Concern was expressed that fundraising for committees or special events should not compete with fundraising efforts for the Church as a whole. David Abels wants calendaring coordinated. Richard Perry wants a blackout period on other fundraising when stewardship campaign happens.

Mary LeMay moved that Board adopt the policy on fundraising entitled "working draft" subject to change as revision as needed. Alyson Grine seconded. Unanimously approved.

Susan Spalt said we need to continue to work with Council on the budget plan.

4. Manse Committee

Joel volunteers to serve as liaison to Manse Committee.

5. Thomas Jefferson District Meeting

The meeting will happen on Friday 17 and Saturday 18 October. Board members were encouraged to attend.

ADJOURNMENT

The next Board meeting is Tuesday, October 14, at 7 pm.

The meeting adjourned at 9:12 pm.