

Christ & St. Luke's Episcopal Church
Vestry Minutes: 07/23/18

Staff Present

The Rev. Canon Win Lewis, Rector (Staff)
Gizelle Moran, Children's Ministry Director (Staff)

Staff Absent

Kevin Kwan, Organist & Director of Music (Staff)

Vestry Present

Mollie McCune (2018)
Andy Raffin (2018)
Sigur Whitaker (2018)
Melissa Deutsch (2019)
Scott Goodspeed (2019)
Peter Oberle (2019)
Jim Dille (Jr. Warden) (2020)
Carl Gaenslen (2020)
Lauren Henry (2020)
John Tanner (Sr. Warden) (2020)
James Lewis (Registrar) (Appointed)

Vestry Absent

Warren Richard (2018)
Liam Bell (2019)
Melissa Thrasher (Treasurer) (Appointed)

Special Guests

Virginia Thumm
Ray Gindroz

Meeting Start

6:30 PM

Minutes and Action Items from the May Vestry Meeting

James Lewis

Motion to approve the May Vestry minutes - Jim Dille (Jr. Warden)
Second - Scott Goodspeed
All approved, no abstentions

Minutes and Action Items from the July Special Vestry Meeting

James Lewis

Motion to approve the July Special Vestry minutes - Jim Dille (Jr. Warden)

Second - Scott Goodspeed

All approved, no abstentions

Steering Committee Report - Summary of Capital Program Status:

Ray Gindroz; Molly McCune

- Christ and St. Luke's has never had enough funding to appropriately accomplish ongoing maintenance
- The key to successfully maintaining buildings such as ours is to find ways of generating income by fully utilizing spaces that would otherwise not be fully used
- Our building was in much worse shape than originally expected; the estimates to repair stonework, fix leaks, conduct emergency repairs, and accomplish work that would ultimately be more expensive to defer to a later date increased significantly
- Our mechanical systems are only going to get worse; if we deferred maintenance these systems will only get worse
- After currently-required repairs and renovations are completed, there will not be sufficient funds remaining to complete the proposed infill, additional renovations, or accessibility enhancements
- Jane Batten's philanthropic focus is on early childhood education and development; this is why she is interested in a partnership between Christ and St. Luke's and the Williams School
- It is believed that most of the floodwaters can be kept out of the lower level of Lloyd Hall by sealing the exterior, re-grading the exterior landscaping away from the building, and ensuring that the drainage from neighboring buildings is directed away from our basement

- Given that it is not practical to piecemeal additional renovation projects moving forward, it is believed that Christ and St. Luke's now has three (3) options:
 - (A). End the project
 - (B). Start a new fundraising effort
 - (C). Enter into a pre-school collaboration with the Williams School

- Question: What would the tax implications be of a collaboration with the Williams School?
- Response: We will need to investigate this question.

- Question: What spaces would be utilized in lower Lloyd Hall?
- Response: Predominantly the two large rooms for active use, and the smaller rooms for storage

- Question: The Williams School is a private school that does not provide full scholarships.
- Response: True, but this would provide an opportunity to meet the needs of both organizations.

- Statement: We are on a growth curve; it would be difficult to maintain momentum if we stop now

Motion to continue conversation with the Williams School - The Wardens will meet with the Chair of the Williams School Board and the school's Headmaster - Carl Gaenslen

Second - Scott Goodspeed

All approved, no abstentions

Finance Committee & Treasurer's Report

Melissa Thrasher, Treasurer

- Written report stands as submitted.

Rector's Report

The Rev. Canon Win Lewis

- Written report stands as submitted.

Children & Family Ministry Report

Gizelle Moran

- Written report stands as submitted.

Organist & Director of Music

Kevin Kwan

- Written report stands as submitted.

Adjournment:

8:30 PM

**Respectfully submitted: James Lewis, PMP - Registrar*