

Birmingham Unitarian Church
Board of Trustees
Special Meeting Minutes
February 9, 2020

Present: Rev. Mandy Beal, Debbie Fordree, Mary Gawel-Ensroth, Marilyn Kelly, Claudia Kocher, Jay Labban, Donna Larkin Mohr, Craig Stroup, Bruce Webber

Absent: Diane Slon

Visitor: Dick Cantley

The meeting was called to order by Bruce at 12:34 PM. It began with a reflection on the Board Covenant, chalice lighting by Rev. Mandy, and a one-word check-in by everyone.

Capital Funding

1. Amount needed:
 - a. The short-term building loan payment of about \$80K is due on January 20, 2021.
 - b. Replacement of roofs on the Blue, Red, and Green Classrooms will be about \$65K. This figure includes an additional cost that might be incurred if the city of Bloomfield Hills requires that the insulation be updated.
 - c. Four furnaces need to be replaced at an estimated cost of \$1400 each.
 - d. The pavilion door to the courtyard needs to be replaced.
 - e. Total estimated amount needed is \$145K.
2. Sources of funding:
 - a. Replace the furnaces with funds from the Facilities Fund. If that is not enough, use funds from the Building Projects Fund.
 - b. Hold a "Raise the Roof" event to pay for the roofs and building loan payment. The shortfall will be gotten by borrowing from the BUC endowment fund or securing a commercial loan.
3. Concerns:
 - a. Borrowing from the endowment will affect how much interest is earned in the future on the endowment.

- b. Depending on the amount taken from the endowment, the annual draw may be affected, which in turn impacts the operating budget.
 - c. Loan repayments to the endowment or for a commercial loan will affect the operating budget.
 - d. A ten-year commercial loan will be easier on the operating budget rather than a five-year loan. Level One is only willing to provide a five-year loan.
 - e. A commercial loan will incur fees.
4. Claudia and Craig will create a spreadsheet to show the effects of borrowing from the endowment or securing a commercial loan on the church's operating budget, including any transaction fees.
 5. Rev. Mandy reported that signage for the building is needed. The cost from one estimate was prohibitive. Laminated signs could address the issue temporarily. Rev. Mandy will also establish a task force to start a signage project.

Congregation Voting on the Budget

1. Given all of the ongoing issues, it was decided that no changes in procedure be instituted this year concerning the congregation voting on the annual budget.
2. An email blast would be sent out notifying the congregation that the Board is working on the upcoming budget. Options for involvement by the congregation would include coming to the board meetings or sending an email with concerns or comments.

Talent and Service Auction

1. The Board will donate a "Dinner with the Board" item to the auction.
2. Mary will reach out to Marcia for ideas and help.
3. Marilyn offered to have the dinner take place at her complex's clubhouse.
4. The dinner would be casual and involve 15 to 20 guests and Board members.

The meeting adjourned at 2:15 PM.

Respectfully submitted,

Mary Gawel-Ensroth, Secretary