**Upper New York Annual Conference**

**Board of Trustees Meeting Minutes**

 **January 21, 2017**

Voting Members Present: Rev. Richard Barling, Ms. Pam Deckard, Mr. Howard Simonin, Mr. John Frary, Ms. Kathy King-Griswold, Rev. Cheryl Brown, Mr. Peter Abdella, Mr. Nathan Trost, Rev. Barbara Brewer, Ms. Joyce Miller, Rev. Jack Keating.

Excused: Hal Schmidt

Ex-officio Present: Mr. Kevin Domanico, Rev. Bill Gottschalk-Fielding, Rev. Everett Bassett, Rev. Bill Mudge, Mr. Mike Huber, Mr. Scott Delconte.

This meeting was held at Immanuel United Methodist Church, 303 Kasson Road, Camillus, NY.

The day began with worship lead by Rev. Cheryl Brown, who read Psalm 24 with an antiphonal response and spoke about leadership and leader models of our faith.

The meeting was called to order by President Rich Barling, at 10:10am

A motion was made by John Frary and seconded by Joyce Miller to approve the minutes of the December 6, 2016 conference call as they were presented. Motion carried unanimously.

**OLD BUSINESS**-

1. Insurance Subcommittee – Peter Abdella updated the Board on the Annual Safety Committee Meeting held last week with representatives of Church Mutual Insurance Company. Slips and falls and water damage issues continue to be the most frequent claim occurrences. In 2017 we will be offering increased Risk management work and further attention will be given to claims management, through our advisor, Sean Keenan of the Walsh Insurance Agency. We also discussed a new sensor program being offered by Church Mutual to assist our churches by providing early notification of emergency issues including power loss, heat loss, smoke alarms and freezing pipes. The Insurance Subcommittee will continue to investigate this program and report back to the Board of Trustees when more information is available.
2. Camp Findley update – Peter Abdella reported on a December 2016 meeting held at Casowasco regarding possible future use of the Camp Findley property. Several earlier discussions have taken place and CCRM is recommending that the Board of Trustees investigate a Stewardship Agreement with a group from the Findley Lake UMC regarding the possible future use of the Camp Findley property. The CCRM recommendation suggests this agreement be completed by Annual Conference 2017 or the Trustees should proceed with a possible sale of the property. The Board of Trustees has some definite requirements for moving into this possible Stewardship Agreement and President Rich Barling will populate a team to begin negotiating with representatives of the Findley Lake UMC and Bill Gottschalk-Fielding will convene this group.
3. Legal update – Scott Delconte reported on proceedings regarding a closed church property following an alleged fuel oil spill. The fuel oil supplier is also involved in this situation. Negotiations are continuing to resolve the situation and a neighboring Fire Department is interested in acquiring this property. Scott will update us further as the issue moves toward resolution.

**PROPERTY UPDATES**- Pam Deckard guided us through the “Status of properties” worksheet attached to these minutes. During this update we took the following actions:

1. Berkshire UMC – A motion was made by Nathan Trost and seconded by Cheryl Brown to sell the property after the roof repairs(currently underway) are completed. The motion carried unanimously.
2. Buckton – We agreed, by consensus, to reduce the asking price on this property to $15,000.
3. Former Showers UMC – Barb Brewer led us through a discussion on this closed church property which has been on the market for sale for several years. Barb moved and Cheryl Brown seconded a motion to offer the building to the African American Cultural Development group, currently using the building, with a 5 year flip clause, for closing costs. The motion carried unanimously.
4. Pyramid Brokerage – After discussion we agreed, by consensus, to remove this item from our agenda and table any possible agreement until it may be beneficial at some time in the future.
5. New Oneonta District parsonage – DS Everett Bassett and family are now living in the new district parsonage. Punch list items continue to be worked on and Everett reported that the Oneonta District parsonage oversight group is doing a great job. Following a discussion about water system needs it was moved by Rich Barling and seconded by Pam Deckard to authorize the needed water system improvements with the bill being sent to the Trustees for payment. The motion carried unanimously. There will be a need to an outside storage building that will be addressed in the future.
6. Finger Lakes District parsonage – Pam Deckard reported that a real estate estimate for selling this property has been received. As the current parsonage is quite large, and needs many repairs, the Trustees are moving forward with making only the necessary repairs to allow us to market the property (less than $5,000) while possible new parsonage locations are sought.
7. Mohawk District parsonage – Jack Keating reported that DS Abel Roy and his family are now in the new parsonage on Paris Hill Rd. and the former parsonage on Woodberry Drive is being cleaned out to allow it to be on the market in early February.

**CONFERENCE CENTER UPDATE** – Barb Brewer reported that work continues and provided an updated pricing report, which is attached. Necessary construction delays have now moved the move-in date to March 20th. Barb reports we are within the established $4,000,000 budget for the completion of the project. Possible future site and drainage needs may have to be addressed but any discussion about these issues was tabled until we have more detailed information.

**BUDGET/FINANCE DISCUSSION** – Kathy King-Griswold led a discussion about current Financial matters for Board consideration, as follows:

1. Loan Program review – The loan program has been under review by a subcommittee of Kathy King-Griswold, Cheryl Brown, Kevin Domanico, and Scott Delconte. Review of current, existing loans is now underway and the team is also investigating several loans on which the conference is committed as a guarantor. As this review is being done the loan program is suspended. We did receive a request from and Albany District church in July for a $60,000 loan, prior to the program being suspended. Kathy King-Griswold has been in contact with this church to make them aware of the present situation with the Loan Program.
2. Stecher Fund – This fund, with principal of over $1,000,000, is an endowment from the former WNYUMC. Three beneficiaries are named in the endowment documents, although 2 of the 3 either no longer exist or are not presently affiliated with the United Methodist Church. The funds have been moved from Wells Fargo to Wespath and dividends are not now being shared as the Chancellor seeks to work with the NYS Supreme Court to seek clarification. Peter Abdella moved and Cheryl Brown seconded that we endorse the efforts of our Finance Team to identify investment options with Wespath that will meet the goals of long-term investment horizon, risk aversion and liquidity for investment distributions. The motion carried unanimously.
3. Financial Update – A budget tracking system is being designed and will be detailed at a future meeting.

Since there was no other business needing to be conducted at this time, the meeting was adjourned at 2:45pm following a prayer offered by Everett Bassett.

 Our next meeting will be via conference call on Tuesday, February 7th at 4:00pm.

Respectfully submitted,

Jack Keating

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Secretary