

1 **Board of Trustees**
 2 **Upper New York Annual Conference of the United Methodist Church**

3
 4 **Meeting Minutes**

5
 6 A regular meeting of the Board of Trustees was held on June 7, 2011, at 7 p.m. in Rochester, NY
 7 at the Hyatt Hotel, the President being in the chair and the Secretary being present.

8
 9 The President determined that a quorum was present and called the meeting to order with
 10 prayer at 7:14 p.m.

11
 12 **Board Members Present**

13	Debbie Byers	17	Essie Harding
14	Tom Clemow	18	John Jackson
15	Brooke Conklin	19	Lee Mount
16	Wendy Deichmann	20	Teressa Sivers
		21	Tom Wolfe

22 **Others in Attendance**

23	Scott DelConte	24	Doug McRae
25	Sherri Mackey		

26
 27 **Walsh Duffield Companies Representatives**

28	Sean Keenan	31	Ted Walsh
29	Beverly Zolnowski	32	Jack Walsh
30	Mark Berger		

33
 34 **Review of Agenda**

35
 36 **Approval of Minutes**

37 **The minutes of the May 18, 2011 meeting were distributed in advance and were approved as**
 38 **corrected.**

39
 40 **Conference Property and Liability Insurance Program**

41 The Walsh Duffield Companies presented an overview of our insurance program including the
 42 first 10 months experience and their proposal for the coming year which starts July 1. The
 43 Board expressed their appreciation to Walsh Duffield for the service they have provided,
 44 especially as we worked to bring four conferences under one umbrella.

45
 46 There were several issues which were discussed:

47 Philadelphia Insurance Company has not always been appropriately responsive to claim
 48 situations. Walsh Duffield will be working to improve their relationship with the claims
 49 department at Philadelphia Insurance and would like participation by one or two board
 50 members.

1 The conference wants all active churches and conference owned buildings to be insured for
2 replacement value. At any give time there may be 5 to 30 churches (about 1% to 3%) which
3 have been discontinued and abandoned and we want to insure these properties for market
4 value. Philadelphia proposed insuring these properties for 50% of replacement value but this is
5 generally too high. The conference’s goal is to secure these properties and sell them as soon as
6 possible.

7 There have been many instances where the NY State Worker’s Compensation Board has sent
8 “nasty” letters to churches telling them that they have no worker’s compensation insurance.
9 NY State was blamed for this situation, however, Walsh Duffield was asked to take some action
10 to alleviate this problem.

11
12 Our claims for the first 10 months averaged 60.75% of premiums. As a result, premiums are
13 expected to increase next year by about 8% in accordance with the rate level guarantee.
14 (Secretary’s Note: It’s interesting that if the abandoned Brainerd church had been insured for
15 market value, the loss ratio would have been well below 50% and there would be no increase in
16 insurance premium.)

17
18 Walsh Duffield also suggested higher or variable deductible amounts depending on church
19 property value.

20
21 Walsh Duffield is willing to provide risk management seminars at several locations around the
22 Conference.

23
24 The Board would like two trustees to participate in discussions with Philadelphia Insurance Co.
25 concerning employment practice claims, threatened litigation or false claims. We would also
26 like Philadelphia Insurance to become better versed with religious organization issues. The
27 Insurance Sub-Committee was asked to set a date to meet with Walsh Duffield.

28 29 **Property Management Consultant**

30 A draft property management consultant agreement was reviewed by the board. There were
31 many suggestions for improvement and John Jackson will prepare a revised draft for
32 consideration at our next meeting.

33 34 **Camps and Retreat Ministries**

35 The Board discussed three issues related to our church camp properties:

36
37 There are seven lake front lots owned by the conference at Camp Findley which are leased to
38 private home owners. These leases are starting to come due, several this year. We need to see
39 the actual lease documents plus any other formal agreements regarding these leases before
40 deciding to renew the leases or not.

41
42 We need to clarify the relationship between the Silver Lake Institute and Camp Asbury. If
43 Camps and Retreat Ministries do not have the deed for this property, Sherri will ask someone in

1 Buffalo to look for the deed. If we don't have the deed, someone will need to get one from the
2 county courthouse.

3

4 We need a clear understanding of funds from all the former conferences available for the work
5 of the Trustees in general and camps in particular.

6

7 **Other Property Status**

8

9 The United Methodist Homes has accepted our offer to sell them the former Wyoming
10 Conference Center pending environmental review. Sherri will attempt to locate a previous
11 environmental review in the records of the former Wyoming Conference.

12

13 **Next Meeting**

14

15 A tentative date of June 27 starting at 7 p.m. through June 28 at noon at the Conference Offices
16 was set pending availability of the two new trustees.

17



18

18 Lee Mount, Secretary

1 **Attachment A**

2 **UPPER NEW YORK ANNUAL CONFERENCE**
3 **OF THE UNITED METHODIST CHURCH**
4 **SECRETARY'S CERTIFICATE OF**
5 **RESOLUTION OF THE BOARD OF TRUSTEES**
6

7 I, Lee Mount, Secretary of the Upper New York Annual Conference of the United
8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Nicholville United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located on Water Street,
15 Nicholville, NY, and it is further

16 RESOLVED, that Teresa Sivers and Tom Clemow, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Teresa Sivers and Tom Clemow, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

31 

32
33 Secretary

1 **Attachment B**

2 **UPPER NEW YORK ANNUAL CONFERENCE**
3 **OF THE UNITED METHODIST CHURCH**
4 **SECRETARY'S CERTIFICATE OF**
5 **RESOLUTION OF THE BOARD OF TRUSTEES**
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7 I, Lee Mount, Secretary of the Upper New York Annual Conference of the United
8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Mooers Forks United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located at 3081 Route 11, Mooers
15 Forks, NY, and it is further

16 RESOLVED, that Steve Butler and Brooke Conklin, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Steve Butler and Brooke Conklin, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

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32
33 Secretary

1 **Attachment C**

2 **UPPER NEW YORK ANNUAL CONFERENCE**
3 **OF THE UNITED METHODIST CHURCH**
4 **SECRETARY'S CERTIFICATE OF**
5 **RESOLUTION OF THE BOARD OF TRUSTEES**
6

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8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Van Etten United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located at 11 North Main St. ,
15 Spencer, NY, and it is further

16 RESOLVED, that Essie Harding and Tom Clemow, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Essie Harding and Tom Clemow, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

31 

32
33 Secretary

1 **Attachment D**

2 **UPPER NEW YORK ANNUAL CONFERENCE**
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6

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8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Fabius United Methodist Church, which is an abandoned
13 local United Methodist church under the provisions of The Book of Discipline of
14 The United Methodist Church, and located at 7818 Main Street, Fabius, NY, and it
15 is further

16 RESOLVED, that Tom Wolfe and Dean Flemming, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Tom Wolfe and Dean Flemming, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

31 

32
33 Secretary

1 **Attachment E**

2 **UPPER NEW YORK ANNUAL CONFERENCE**
3 **OF THE UNITED METHODIST CHURCH**
4 **SECRETARY'S CERTIFICATE OF**
5 **RESOLUTION OF THE BOARD OF TRUSTEES**
6

7 I, Lee Mount, Secretary of the Upper New York Annual Conference of the United
8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Ephratah United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located on 39 Center Street,
15 Ephratah, NY, and it is further

16 RESOLVED, that Steve Butler and **XXX XXXXX**, as Trustees, are authorized to sell
17 this real estate in whole or by parts in accordance with the market conditions, and
18 are further authorized to retain and employ real estate agents and others to assist
19 them in the marketing and sale; and it is further

20 RESOLVED, that Steve Butler and **XXX XXXXX**, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

31 

32
33 Secretary

1 **Attachment F**

2 **UPPER NEW YORK ANNUAL CONFERENCE**
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5 **RESOLUTION OF THE BOARD OF TRUSTEES**
6

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8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the **Jamestown** United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located on **XXX XXX**, Jamestown,
15 NY, and it is further

16 RESOLVED, that John Jackson and Wendy Deichmann-Edwards, as Trustees, are
17 authorized to sell this real estate in whole or by parts in accordance with the
18 market conditions, and are further authorized to retain and employ real estate
19 agents and others to assist them in the marketing and sale; and it is further

20 RESOLVED, that John Jackson and Wendy Deichmann-Edwards, as Trustees, shall
21 execute and deliver any and all documents, including, but not limited to, a deed,
22 and take all other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

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32
33 Secretary

1 **Attachment G**

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8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Stump Church, United Methodist, which is an abandoned
13 local United Methodist church under the provisions of The Book of Discipline of
14 The United Methodist Church, and located on Stump Church Road, North
15 Cambridge, NY, and it is further

16 RESOLVED, that Debbie Byers and Brooke Conklin, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Debbie Byers and Brooke Conklin, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
25 matter, and that the same is in conformity with the provisions of the Certificate of
26 Incorporation and The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended,
28 repealed or rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

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32
33 Secretary

1 **Attachment H**

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3 **OF THE UNITED METHODIST CHURCH**
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8 Methodist Church, a New York Religious Corporation, hereby certify that the
9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Hawleyton United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located at 923 Hawleyton Road,
15 Hawleyton, NY, and it is further

16 RESOLVED, that Tom Clemow and Essie Harding, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Tom Clemow and Essie Harding, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The
24 Book of Discipline limiting the power of the Trustees to pass upon the foregoing
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32
33 Secretary

1 **Attachment I**

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9 following is a true summary of Resolutions adopted by the Conference's Board of
10 Trustees on March 4, 2011.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate
12 formerly known as the Delphi Falls United Methodist Church, which is an
13 abandoned local United Methodist church under the provisions of The Book of
14 Discipline of The United Methodist Church, and located at 2090 Oran-Delphi Road,
15 Delphi Falls, NY, and it is further

16 RESOLVED, that Dean Flemming and Tom Clemow, as Trustees, are authorized to
17 sell this real estate in whole or by parts in accordance with the market conditions,
18 and are further authorized to retain and employ real estate agents and others to
19 assist them in the marketing and sale; and it is further

20 RESOLVED, that Dean Flemming and Tom Clemow, as Trustees, shall execute and
21 deliver any and all documents, including, but not limited to, a deed, and take all
22 other necessary actions to convey and sell the real estate.

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29 IN WITNESS WHEREOF, I have executed this Certificate on the 22nd day of
30 November, 2010.

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32
33 Secretary
34
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