

First Unitarian Church
Board of Directors Meeting
April 21, 2015
7:00 – 8:30 PM

Board Members Present: Larry Alei, Martha Kettle, Gwen Sawyer, Angela Herrera, Dimitri Kapelianis, Chris Mayo, Rick Held, Donna Collins, Linda Suydam

Other Attendees: James Galasinski

Absent: Ken Callahan, Diane Flynn, Christine Robinson (on sabbatical), Steve Phillips

7:00 PM Chalice Lighting - Dimitri Kapelianis

1. Administrative agenda

- a. Board Meeting minutes – from March 17, 2015
 - i. Approved (with some minor corrections.)
- b. Treasurer's Report
 - i. On the possible pledge shortfall, the group agreed to work over the next month to follow up on known pledge gaps relative to last year and new members. **Action:** Dimitri/Chris/Angela will follow through on the plan for stewardship and membership teams to convene, and on the planned May 3rd book signing event for new members (providing a pledge opportunity there).
 - ii. For the May meeting, we will update the revenue projections and if still materially short, we'll also have an update on expense information and discuss required actions on both fronts.
- c. Core Staff Reports
 - i. Great news from Nusenda Credit Union, who have given the green light to our mortgage terms and an additional loan to repay the outstanding member loans. The board approved the resolution to accept the funding proposal (details below). **Action:** Martha and Larry – to sign the resolution as Board President and Secretary, and return it to Paul Browne for his records.
 - ii. **Action:** Chris volunteered to help with the design of some campus security/emergency-response procedures.
- d. President's Report
 - i. No changes to the report.
 - ii. Martha also verbally updated the group on the discussions with the finance committee, regarding financial reporting content and formatting for the Board. A number of improvements have been planned, to help us see financial trends more proactively. As a part of this, we plan to have more substantial financial updates quarterly (the first of these will be in July).
 - iii. Gwen moves to approve the administrative items, and Chris seconds. The administrative items are approved.

2. Discussion Topics

- a. Music Future Proposal Update
 - i. Angela reported having sent out the letter seeking pledges, and the team is making follow-up calls.
 - ii. JoAnn's last day as choir director will be recognized in late May, and the group agreed that this is a good opportunity to update the congregation on the effort and invite them again to participate.
 - iii. **Action:** Martha/Angela – to update on this topic as a part of the May board meeting agenda.

- b. Report from Strategic Direction Task Group (GIST team)
 - i. There was broad agreement on the GIST team's process and the content experts with whom the GIST chose to consult.
 - ii. There was general agreement on the actions and priorities presented.
 - iii. Several board members feel the Social Bonds area is very important both socially and financially, and we need to be creative across the membership team, connections table, LEAD team, and others to make progress in that area.
 - iv. There was some question as to the charge and plans of the LEAD team. **Action: Larry talk with Kristin S.** about this and get her feedback on the Social Bonds strategy overall.
 - v. The group agreed that communications updates will be valuable to the congregation and some kind of regular rotation of updates is needed (such as, maybe an update on one strategic focus area per month). **Action: Larry/Chris/Angela meet** to discuss this and plan to come back to the Board for GIST updates quarterly, with the next one being in August.

3. Action Items

- a. Approval of Delegates to General Assembly
 - i. Vance Bass, Judy Bentley, Martha Kettle, Larry Alei, Ian Carillo, and Brian Long were authorized as on-site delegates. Additional delegate slots are still available.
 - ii. Candidates to attend virtually (via video streaming): Mara Hoffman, Doug Loescher
 - iii. Chris moves, Linda 2nds, and these delegates are approved.
- b. Board Resolution to Accept Financing Proposal from Nusenda
 - i. The group reviewed the resolution below:
 - ii. Board Resolution to Accept Financing Proposal
 - 1. WHEREAS, Nusenda Credit Union (lender) is proposing to lend to First Unitarian Church of Albuquerque (borrower) \$650,000, to be amortized over 20 years, to replace the current construction loan and to fund certain deferred maintenance projects, and \$73,000, to be amortized over 5 years, to pay off outstanding member loans associated with the construction of the new sanctuary;
 - 2. WHEREAS, the terms of the offer are favorable given current conditions in the financial markets;
 - 3. WHEREAS, there are sufficient resources allocated in the 2015 operating budget to cover the anticipated interest and principal payments on both proposed loans under the specified terms for the balance of the year; and
 - 4. WHEREAS, the lender needs to obtain a current property appraisal;
 - 5. THEREFORE, the Board of Directors of First Unitarian Church, on behalf of the Congregation, accepts the proposed terms put forth by the lender, agrees that the lender should proceed to have the property appraisal carried out, and requests that the lender prepare a definitive financing offer and the corresponding loan documentation for consideration by the borrower.
 - 6. FURTHERMORE, the Board reserves the right to commit to either or both of the proffered loans or to neither of them based on a review of the definitive offer from the lender.
 - iii. Rick moves to approve, Linda 2nds, resolution approved.
- c. Fun Activity – Dimitri (time permitting)
 - i. A page was passed around the table during the meeting, on which each board member added bits to a sketch. It was deemed fun (although, not artistically noteworthy).

Important Dates

Feb. 1 – May 31, 2015 - Christine on Sabbatical

June 24-28, 2015 – General Assembly, Portland, OR