

Christ Our Shepherd Lutheran Church Council Minutes

January 22, 2024

The meeting was called to order by Scott Bosecker at 6:34 PM in the COSLC Conference Room. Those present were: Pastor Wiese, Pastor Beecher, Scott Bosecker, Bill Grabill, Shelly Jones, Xavier Lee, Jason Hauser, Mike Earwood, Kate Snyder, Steve Gundersen, Ellen Pfundt, Ben McCumber and Mark Bunker.

Devotion

Scott Bosecker read a devotion based on an aircraft bird strike incident that occurred when he was a pilot in the Navy.

Opening Comments

President's Report (Bosecker)

A couple of email motions were taken between the last meeting and the annual meeting as well as the Bowman House Motion that passed at the annual meeting, Those items follow:

- A Council Action Email on January 8, 2024 to nominate Don & Miki Stork to serve as representatives of COS at the Synod Assembly in 2024. Eleven responses were received and the vote was unanimous to nominate Don & Miki.
- A Council Action Email on January 14, 2024 to nominate Minka Fulton to serve another term on the COS Mission Endowment Fund Board of Directors. Ten responses were received and the vote was unanimous to nominate Minka.
- Church Council is authorized to do the due diligence and, if prudent, proceed with the acquisition and sale of the Bowman House & Property.
- Annual Congregational Meeting took place on Sunday, January 21, 2024 and presided over by council President.
- As reported at our last meeting, on December 14th Pastor Beecher received a phone call from the executor of Ron Bowman's Estate. The purpose of that phone call was to offer COS the option of accepting the deed to Ron Bowman's house & property as well as whatever contents remained on the premises. Condensed version is that it was felt that this could be a win-win for both COS and the heirs named in Ron's will but some due diligence needed to be done. A lawyer was consulted and he laid out some stipulations to protect COS's interests. The COS Governing Document was consulted and, while the document is silent on acquiring property, it does state that the congregation must approve the sale of property. Based on that stipulation, Mark Bunker recommended that we bring the whole matter (receiving & selling the Bowman property) up for approval at yesterday's Congregational Meeting. That was done and the following motion was passed by the congregation:
Church Council is authorized to do the due diligence and, if prudent, proceed with the acquisition and sale of the Bowman House & Property.

Youth Report (Xavier Lee)

- Spaghetti Dinner is this weekend (January 27, 2024). Approximately 120 tickets have been sold so far.
- In a couple weeks several youth and Shelly Jakubowski are going to all GA youth gathering. (located in North GA)
- March – D Now (Disciple Now) will take place

Pastors Reports

Pastor Wiese

Pastor's Report. See written annual congregational report.

Staff is working on asking Miriam questions to savor her institutional knowledge.

Mentioned the rejoice and renew project for the sanctuary renewal. The goal is to raise \$300K for the project. We have well over \$100k in the bank so far. Some preliminary items are done (lighting system) that were not included in the project. Fundraising steps will ensue over the next 6 weeks.

Saturday morning is the council retreat kickoff at 9am-12:30 pm.

We will be celebrating the congregation's 50th Anniversary in December 2024. Something to think/pray about. Maybe it will be Pastor Miriam's happiness and a refreshed sanctuary.

Pastor Beecher

No report. (Pastor Beecher entered the meeting later after another meeting she attended for the preschool and contributed to discussion)

Treasurer's Report/Budget (Bunker)

- December was a good month for income \$130k. See December 2023 Monthly financial summary.
- We are -2.4% under budget. Early year was low giving but end of year turned around. We had large facility expenditures – Elevator inspection, HVAC. Most everything else is right on budget; personnel was lower than budget.
- \$30K R&R income in the month – giving towards restricted accounts. Spent \$72K from R&R. Biggest single item was the down payment on the chairs. Bathrooms at Palmetto Rd were also big expenditures. Insurance settlement on the tractor \$7k.
- Next budget is around the corner. Staff is working on inputs. March council meeting will be the first pass on the budget for input.

Personnel Committee Updates (Grabill)

- The committee has met several time including meetings with Miriam and Bishop Strickland (by Zoom) to discuss her retirement and healthy transition for the congregation. He is seeking an interim associate pastor to assist us during our transition. The call committee to fill behind Miriam is separate from Personnel Committee.
- Staff has been briefing on Miriam on how Ethan is doing as Youth director. Miriam working on mentoring Ethan prior to her departure. He has a good support system. Ethan is in seminary and will have a field study project at COS – he needs an advisor for that. We will see what his project is before deciding.
- Karl Dietmeyer will be resigning as Chair of Personnel Committee on April 15. Looking for a chair for Personnel committee or another person or two to add.
- Preschool looking to add a third class.

- Miriam's last Sunday April 14. The celebration team is looking at Saturday, April 13 as the informal celebration of Miriam's ministry and service to our community. More to discuss Saturday at council retreat.

FMT Update (Earwood)

- See FMT reports and drawings in meeting materials.
- Eric has looked at the roof. There are roofing issues to be handled. Standing water on roof and roof leaks in the fellowship hall. The stage for the fellowship hall – looking to expand for the pastor to have more room to operate. He thinks he has enough lumber leftover from previous project.
- Cart path connector – cut curb and add gravel for an easier connection to the city's cart paths.
- Palmetto Road - Bathrooms – half metal roofing done. Other half within next two weeks. Doors have been purchased and installed soon. Siding and trim purchased and install in next three weeks. ADA parking pad and sidewalks have been completed. Required Inspections have passed. Septic tank and drainfields are installed. Mid-February will begin interior building work.
- Palmetto Road: All old power poles have been replaced by EMC. Two old driving range poles removed and discarded. Old internet boxes will be removed.
- Palmetto Road: Exterior double door unit is planned for lawn mower is 7x7 wide opening in concrete block wall with a small overhang over the door.
- Energy Audit – GA Interfaith Power and Light to look at solar energy. Want to look at existing condition first. March 8 – energy audit on the building. They will put together proposals to how to upgrade our energy conservation at the church. Grants are available for congregations to make the upgrades.

Administration Items

- December minutes: Jason motioned to accept the minutes, Mike seconded. No discussion. Motion carried.
- The Bowman House
 - See attached Bowman estate story.
 - Bowman House Discussion:
 - Ben – did the executor think they were not going to sell it quickly? Are there any liabilities – pool etc. Ask about liens, etc.
 - Scott – church offered to help. We think it should be to our benefit. But the executor did not have a timeline for when the sale would take place. Church can prepare it for sale better than out of town executors. No pool, partial fence, good neighbors, outbuilding. A little neglect – deep clean. Someone is doing some maintaining of the house – the yard is cared for. It would end up under our insurance – we will investigate. It's the net sale – which is whatever is left over from the estate after the sale. There are still contents to the house – we don't know what is there. Furniture, tools, and other items.

- Concerns about tax implications of taking over deed. – capital gains on appreciation of house. We will have to investigate if the church, as a non-profit, would pay that tax.
- Scott volunteered to three authorizations on the Bowman house. Council added the edits in green and yellow. These three authorizations passed by motion unanimously.
 1. Act as point of contact between the executor of Ron Bowman’s estate as well as the executor’s representatives.
 2. Perform due diligence regarding acquisition of Ron Bowman’s house & property located at 10 Woodcrest Drive, Sharpsburg, GA and bring recommendations to church council.
 3. Use some church funds to pay for costs (up to \$10,000.00) pertaining to the due diligence phase (lawyer fees, title search, etc.) of this project. Should the Bowman property eventually be acquired and sold, these funds would be repaid out of the gross proceeds of that sale.

*Note, after the meeting, a motion was made via email to add a 4th item. The motion carried.

4. Scott Bosecker acknowledges that he serves in this capacity at the pleasure of the Church Council. Council may remove this authorization at any time for any reason.

- Election of Officers – Steve Gundersen nominated officers.
 - Bill Grabill - President
 - Ellen Pfundt – Vice President
 - Katie Snyder - Secretary
- Church Council Retreat is January 27, 2024 from 9:00 am – 12:30 pm
- Next Council meeting is February 26, 2024.
- Next Devotional Assignment – Bill

Open discussion Committee/Team Updates/Other

Transition – Mark Bunker asked who is running the preschool? What’s the connection between the church and the preschool. This will be further investigated and clarified before Miriam’s departure.

Bill and Fritz gathering this week to plan for retreat agenda – are there specific things we want to talk about at the retreat? Are we going to have an associate pastor? Is it up to us or what’s available? Let’s talk about the process – informationally.

Scott will be working on revisions to church documents that are needed.

Steve Gundersen: How can we get scouts to become more involved in 2024 – Feb 5 Scout Sunday. Can we find a way for the scouts to participate? Pack 70 or Troop 181?

Closing Prayer & Adjournment

A motion carried to adjourn the meeting at 8:09 PM. The meeting was closed by all with the Lord's Prayer spoken in unison.

Respectfully submitted,

Katie Snyder
Secretary