

**MINUTES OF THE ANNUAL MEETING 2019**  
**IONA-HOPE EPISCOPAL CHURCH**  
**January 27, 2019**

Fr. Ray Buchanan called the Annual Parish Meeting of Iona-Hope Episcopal Church to Order, in the Church Sanctuary, on Sunday, January 27, 2019 at 10:58 A.M. with prayer. As the first order of business, Fr. Ray appointed Patty Ingram, Clerk of the Vestry, as Secretary of the Annual Meeting. Fr. Ray explained to the congregation the minutes from this meeting will be presented to the Vestry for approval at the February Vestry Meeting, the Vestry will make any changes/corrections prior to approval. Fr. Ray explained further that this is done to ensure all items and discussions are still fresh in the minds of all Vestry members. Fr. Ray determined a quorum was present.

**2019 Vestry**

Fr. Ray advised the three members rolling off the Vestry this year are Joe Mulino, Evelyn Reynolds, and Margo Farrara. Fr. presented the slate for Vestry for 2019, Joe Mulino, and Evelyn Reynolds, and Margo Farrara. Fr. Ray asked nominees who were present to stand. Motion to accept the slate as presented was made and seconded and the slate was approved by acclamation as presented.

**2019 Convention Delegates**

Fr. Ray presented the slate for Diocesan Convention Delegates for 2019, Bob Earl, Joe Mulino, Margo Farrara, and Paula Paquette as alternate. Fr. Ray asked nominees who were present to stand. Gordon McIntosh moved to accept the slate, motion was seconded and the slate was approved by acclamation as presented.

**Treasurer's Report**

Debbie Prather advised the Treasurer's Report for 2018 is enclosed in the Annual Parish Report. Debbie advised there are a few things to be added. Debbie thanked a few people who directly affect the financial work, Assistant to the Treasurer John Thomas, a special thanks to him, Bob Hunt and the counters, and our Parish Administrator, who is also our Financial Secretary, Marnie Ike, they all do an excellent job on behalf of the congregation. Financial statements are reviewed by many people starting with the Rector, then the Vestry, the Treasurer, Assistant Treasurer, Financial Secretary as well as an accountant who comes in once a month to balance the accounts as well as a formal audit by Dees & Dees as required by the Diocese and is always submitted on time. There are many eyes and minds that look at these figures. The closing figures for 2018 are included in the pamphlet, we did finish in the black. Debbie stated income is always interesting subject at Iona-Hope, some months we do not receive enough to meet our expenses, this is usually during the summer months. Pledge income was down from last year, but non-pledge income was up. All income equaled last year after year end contributions, but there was no real income growth from year to year. This is a concern when income is flat. Hopefully, it will grow this year. The reason we are able to operate in the black is due to all the many volunteers who do such a wonderful job, thank you to all of them. A special thanks to Bob Earl and Patrick Hunt for chairing the Stewardship Campaign, who we will be hearing from on a monthly basis reminding us that we can join in the giving at Iona-Hope at any time. However, we did not reach the goal for 2019, all encouraged to take a look at their giving and see if we can help in reaching that goal. An endowment fund has been created for Iona-Hope. Once completed, a member of Iona-Hope can serve on the Diocese Endowment Committee and be able to be a part of how those funds are invested. The number of ways we can support Iona-Hope has increased, a pledge to the Operating

Fund, the Building Fund, the Legacy Society, and now the Endowment fund, why not do it all. Debbie thanked all.

### **Stewardship**

Patrick Hunt stated while we did not meet the goal of our initial spending plan for 2019, he believes we still did extremely well in developing a stewardship plan and in what was achieved. 30 families pledged for the first time, incredible. 39 pledges remained the same, 19 decreased, 44 increased their pledges, and 29 stopped due to moving away, passing away, or other reason. The total, while down by 3.82%, shows that we are a vibrant and growing population who are committed, interested and determined to make this succeed. There will be monthly messages throughout the year. Together we can do it and we will. Patrick asked for any questions. Patrick thanked congregation.

### **Sr Warden Report**

Joe stated he will go through just a few points, the entire Sr. Warden Report is located in the Annual Report, please read. Joe thanked Ardis Uberti for all she does, congregation thanked Ardis. In 2018 Supper Club had 314 attendees and raised \$3,675.00. Also, special thank you to Ardis for providing and servicing the food and refreshments for the 9:30 AM service, Arlene Maruzzi who volunteers for the Saturday 5:00 PM service, and Mary Lou Morrison who volunteers for the Sunday 8:00 A M service. Their devotion is what makes Iona-Hope a wonderful place. Joe stated it is an honor to serve as Senior Warden with the Vestry, Fr. Ray and Mtr. Suzy. Joe thanked everyone on behalf of the Vestry, Fr. Ray, and Mtr. Suzy for all they do for Ione-Hope to make it a special and welcoming place. Joe looks forward to the continued support for 2019.

### **Jr Warden Report**

Ray stated his job is to make sure things get fixed. A Junior Warden Team has recently been formed consisting of Ray, Roger Ruth, Steve Walsh, Jim Foster, and Dallas Kunkle. The team has a list of about 15 items to do which he assigns people to work on. With the help of the team they fix anything from typing to toilets seats. Ray looks forward to a good year. If anything needs fixing, let him know. Fr. Ray commented we certainly keep them busy, and they do a very fine job.

### **New Facilities Presentation**

Fr. Ray asked for any questions or concerns that anyone would like to raise before the presentation. Fr. Ray asked Fr. John and Joe to come forward. Presentation will be on where we are at now and how we got there, and then present to the congregation the proposal that has been before the Vestry since basically November. Fr. Ray asked that questions and comments be held until after the presentation. Vestry will come up front to listen to feedback and answer any questions. Fr. Ray went over the whole process of how we got to where we are now starting with his first visit to Iona-Hope, how it was obvious that the temporary buildings were aging and something would have to be done. After talking with consultants and various people about debt reduction and facility replacement, then brainstorming with the Vestry and other groups about what we want (the dream), the Episcopal Church Foundation (ECF) was engaged with Nick Sollog as our consultant from ECF. A feasibility study/questionnaire was sent out to all parish members to determine what we needed capital funds for and how much could be raised. With the information received from the congregation goals were set; payoff of the commercial mortgage (\$400,000); build a Columbarium and pet scatter area (St. Francis Garden), which was one of the top responses from the congregation; replace other structures as able. The kick-

off for the Capital Campaign began. Fr. Ray referred to the first drawing done by Victor Latavish which was set up at the Yacht Club for the kick-off of the Capital Campaign and has been located in the Gathering Place since then. This drawing was the overall dream for Iona-Hope. Based on the response from the parish, it was determined we were not going to raise 3-3.5 million (the amount determined it would take to replace all temporary buildings with a permanent structure), a goal of \$995,000 was set, \$1,029,000 was pledged. A committee was formed by the Vestry chaired by Alison Kinch. The committee met with various people to determine what kind of a building we could have and what kind of space was needed. Joe came forward and explained the process of trying to purchase the property next to the church. Joe advised with Vestry's approval he researched the property, opened dialogue with the owner, and made a verbal offer of \$350,000. The owner declined the offer stating if she sold the property she would want to at least re-coup her investment of \$927,900. Joe had determined the property was not worth the asking price and the Vestry decided not to pursue any further. Fr. John Gamble, who was also on the building committee, came forward and explained the process the building committee went through, examining needs, square footage required, coming up with a plan that showed all existing spaces including square footage, what was there and what was wished for. Fr. Ray explained the process in hiring Victor Latavish as architect and Fr. John Gamble as project manager. Fr. John is an engineer and has been through the process before. Fr. John serves as the gap between the Vestry and the architect. Fr. John has continued to engage with various congregation members regarding the needs of the parish. Vestry set a maximum budget of \$500,000, after expenses (including niches) \$400,000 for project itself. Fr. John went over original plans for the suite of buildings wherein the church was where the Gathering Place is now, buildings were 6,600 square feet. Fr. John showed the changes once the sanctuary was built. Fr. John went over the preliminary and subsequent designs and estimates submitted by Victor and Compass Construction, our chosen contractor. A detailed timeline on Fr. John's work as Project Manager is included in the Annual Report. After much discussion and various changes, 100% design development stage drawings were submitted, but not approved, budget proposal submitted \$380,938, well under budget. Vestry voted and approved waiting until after presentation to congregation at Annual Meeting. Vestry to vote on at February Vestry meeting. Steve Walsh inquired if budget includes Portico, Columbarium, and Labyrinth. Budget included portico, \$144,000, Fr. John's recommendation to Vestry was to get rid of it due to budget and proximity to possible Phase II construction. Fr. John addressed concerns from members and Vestry as to existing gathering space and new gathering space. After discussions with Joe Mulino, Fr. John went to architect and a designed space was added to the courtyard, pavers to be used, hedge around space at a cost of \$11,500, still under budget and opens up a space which could be used. There would still be a ramp for those who need it. Fr. John showed drawing with existing usable space for tables. Ken Ingram asked Fr. John if he was talking about new construction or reutilization of existing space. Fr. John stated it is utilizing existing spaces, only existing gathering space would be demolished which would permit us to build to Columbarium, Pet Scattering area, and the Labyrinth. Fr. Ray added the only new buildings to be brought in would be the library and Fr. Ray's office. John showed the last slide depicting the existing church and the master plan, building not exact, some time away. Fr. Ray asked the Vestry to come forward. Fr. Ray read a letter from Robin Mills, who is out of the country, stating he is not in favor of moving forward, prefers to have a vision/master plan, does not think plan is good enough. Robin stated he has spoken with major donors who prefer to wait for one build.

Fr. Ray asked for questions/comments.

Larry Hanson commented whether major or minor donor, all in this together. This is the project we all voted on and was the purpose of the Capital Campaign, referenced the widow who did not have much, but gave all. Larry took the opportunity to thank Nancy Buchanan and her team for all their work making the Pet Carnival a success. Congregation joined in thanking Nancy and team. Bob Giarla inquired why we are building the labyrinth. Fr. Ray explained is a small add on, need something out there, allows us to use the space instead of just having a pad, offers the opportunity for people who like

to walk the labyrinth as well as holding services, not much more than just a pad. Steve Walsh asked to make an addendum to Robin's letter using the slide for the existing space. Steve stated he is a supporter of the campaign and the building, wants to see us grow, has a concern about building an outdoor space, need structures, giving up gathering space until Phase II, maybe 5-7 years, asking congregation to use new gathering space, taking out a usable building, build office space that will eventually be taken down. Steve stated Robin's proposal is we wait, make due with what we have until we can build usable space, hopes we have exactly what the vision is. Sandra Morgan inquired as to more space, are we growing, do we need more space, use space we have, update/replace. Fr. Ray advised Sandra growth, income, and attendance is flat. Fr. John added the existing buildings, built in 1999, have problems which are now showing up, engineer study showed supporting steel beams in modular buildings need all rust scraped off and painted, rotting floors, mold on interior and exterior walls in what was Mtr. Suzy's office, mold on exterior of Fr. Ray's office and on all existing modular units which, something needs to be done. We have air conditioners that don't work, one condenser that the fan is in backwards, roof leaks which were taken care, but caused existing mold. Tom Prather stated he believes we could use some of the needed repairs such as A/C and move them to the new building, there are ways to move buildings, jacks to reinforce, way to keep them going for 3-4 years. Tom would like to see plan for Phase II, postpone for 1 year, take more time to look at. Ken Ingram asked Fr. John about deterioration in Gathering Place any worse than any other structure, or uniform. Fr. John advised they have found where floor boards are rotten, and we have had a rodent problem. Ken stated he believes the money should be used for what it was raised for, would like Vestry to move forward. John Chester asked about Joes report on the property, wondered if owner would be interested in donating property in her estate planning. Joe advised they did not meet face to face, was briefly brought up in telephone conversation, owner is an investor, wants to recoup, would hold for 10 years if need be, no budge, appreciates thought, but no go. Trish Kyser shared she prayed long and hard on what they could contribute to the campaign, then gave a little more with the expectation something would move forward soon, sees building next door falling down, would feel betrayed if forward moving steps were not taken soon. Lorraine Holly inquired about the thrift Store, why it was started and if it was always for outreach, can we keep some for operating. Fr. Ray advised Lorraine the Thrift Shop gives \$40,000 to the operating account, although we only took \$20,000 last year leaving a cushion for any A/C repairs. Lorraine asked if some could be earmarked for campaign. Debbie advised money is needed for operating account adding the Thrift Shop also give \$600.00 per month to the Building Fund. Ardis Uberti shared her love for this church and also her concern regarding the gathering space, only place where some people get to meet during the week, currently welcoming, fear of how long before we have a regular space, have had standing room only, concerned less people will gather meaning less will come to the church. Fr. John advised on average the count over the last month in the gathering space is 65, last week over 178, if weekly would be a problem, one of the reasons the space was opened up in the courtyard. Larry commented there are not as many people in the summer. Ardis inquired why this area is to be used. John Tomas proposed we defer this season from the building project and consider it another time, consider other suggestions, very fearful of rusting out before we have enough to replace. Connie Wash shares Ardis' concerns, for her not only a place for fellowship but also church business, in favor of deferring. Rob Ricca shared he understands everyone's concerns about the Gathering Place, it is the heart of our church, but so is growth. Looking at the renderings and he sees tradition in the labyrinth, Baptismal important, wants us to consider life expectancy of what we have now with our current gathering space. Fr. John advised he was told we have exceeded life expectancy. Rob stated his understanding was we were going in phases, was not shocked one building had to come down, surprised at opposition to this movement forward, how do we keep the momentum going from Phase I to Phase II. Maggie Minnick added she sees Phase I as something moving forward towards a progression to Phase II, money follows vision, may be flat but still growing, thinks we are on a path to grow if we have a vision working on Phase II. Fr. John

advised we are in agreement with the architect under contract for a master plan, Vestry has not yet authorized Victor to do. Fr. Ray added without knowing what we are going to do for Phase I we cannot identify what we are going to do for Phase II. Maggie expressed she would like to move forward with Phase I, then go ahead with vision for Phase II. Jeffrey Rosemann expressed his concern that we may have a smaller gathering space and lose space for meetings for a period of 7-10 years, 2.5 million or more to be raised, also no permanent building. Joan Walton commented she is very interested in the walkway/labyrinth, if we move forward it offers another prayer space if big enough, looks small. Fr. John advised it will be 40 feet in diameter, enough space and walkable. John Hart added we should consider usable space, what it takes to maintain, should consider stewardship of not only money, but relationships, look at different way maybe change the way we use our space and money, keeping in mind the lamp of charity, may need to be flexible. Joe added all concerns are appreciated, feasibility study from congregation showed 3 major things, loan payoff, Columbarium and Labyrinth were all to be a part of Phase I, no one should be surprised that the gathering space is going to be eliminated and future space would be smaller all was discussed, maybe a little tight in gathering space, but there are people at home sitting with ashes, Fr. Ray has ashes in his office waiting to go into the Columbarium, people donated knowing they were going to have a Columbarium and now we are going to tell them to wait another 5 years, thinks that is wrong. Many of the congregation applauded. Trish asked if sanctuary could be used for some of our gathering. Fr. Ray stated we can talk about that. David Rampp stated when we get started with the first phase, people will get excited, have a lot more people even in summer now, give them a chance to get here. Susan Crawford expressed her concern that we are risking future fellowship, outreach opportunities, afraid we will be in an indefinitely crowded situation until we can get to Phase II, would like Vestry to continue to work on until we have a plan to replace the Gathering Place and office buildings, Susan thanked Vestry for their grace. Linda Giarla quoted "if you build it, they will come", added are we not a community of faith, was not this church originally built on faith and hope, although fairly new, love this community, don't have tons of money but tells everyone about our church, thinks we will grow, who can resist this. Steve stated he was really taken by the comments of a feeling of betrayal if Columbarium and Labyrinth were not built and offered as a compromise that we build on the very large space in the back, would cost a lot less and people would still get a beautiful Columbarium and Labyrinth. Fr. John advised Steve that was discussed early and is not an acceptable solution. Many asked why. Fr. Ray advised if something were built there we would be landlocked and safety was another issue, no final product yet, your input impacts. Bob Earl thanked all for coming and for their input. Bob questions if we build something that people will come, strategic plan covers 5-7 years. 1.2 raised with matching funds, consider both, appreciates input, helpful.

Fr. Ray stated Vestry wanted to hear from you, wants to hear from you, assured all that what was said here today will impact the Vestry, impacts Fr. Ray, if you have issues you want to direct outside of this meeting, please do. Also, everyone who has spoken today has the best interest of Iona-Hope at heart, we can disagree and still bear the lamp of charity together and still love one another. Debbie stated she appreciates everything said today, important to her to build consensus, encourages continuing dialogue, all Vestry members are available for questions.

Fr. Ray asked for anything else. There being no further business, Fr. Ray adjourned meeting with blessing at 12:35 P.M.

Respectfully submitted,

Patricia A Ingram  
Clerk of the Vestry