

## The Church of the Good Shepherd

1401 CARROLLTON AVENUE, BALTIMORE, MARYLAND 21204-6518  
TELEPHONE 410.823.0122 — [WWW.GOODSHEPHERDRUXTON.ORG](http://WWW.GOODSHEPHERDRUXTON.ORG)

Minutes for September 20, 2022 at 6:30 PM Vestry Meeting, held in the Parish Hall.

**Clergy present:** Arianne Rice+; Mark Lobb

**Officers present:** Tina Thomas (Sr. Warden), Bill Baker( Junior Warden), Bill Nesbitt (Treasurer), Cynthia Fraser (Registrar)

**Vestry members present:** Grace Belkot, Harry Gormley, Jill Hanson, Brooke Riegel, Barry Rollins; Charles Warren

**Absent:** Marge Rodgers, Mary Ellen Gervais

### **WELCOME AND GROUP CHECK INS:**

Arianne+ opened with a prayer and a check-in question. We broke into groups of two and then reconvened as a big group to share our responses.

Why are you here (Serving on Vestry on Tuesday night)?

Some of the answers: Called to be, love for the community, love Jesus, want the church to be the best it can be, want to make a contribution, give back, service, concern, duty

Why do you care about Good Shepherd?

Some of the answers: It's like home, want to make a contribution to the community, you get "big hugs", love the community

### **SENIOR WARDEN'S REPORT:**

Tina Thomas mentioned that the Nominating Committee has been formed to come up with names for the next Vestry. The names for the Committee are Tina Thomas, Harry Gormley, Brooke Riegel, Paula Schauble and John Horine. Tina asked that we please consider giving the committee names of parishioners that you can see would give their time, talent and treasures as new incoming vestry members, especially in the area of Stewardship.

### **JUNIOR WARDEN'S REPORT:**

Bill Baker's report follows:

- The curb along Carrollton Ave. from the Memorial Steps to the parking lot entrance has been completed. This will mitigate the erosion. New grass was planted also.
- The beam in the Nave has been repaired and the cracks secured by metal plates.
- The floor in the Choir Room, which had peeling and damaged tiles, has been repaired.
- The large tree behind the rectory was inspected and determined to be in danger of collapse. It has been completely removed.
- Harry Andrews volunteered to repair the steps cut into the hillside outside the columbarium. He completed the work several weeks ago. Thank you Harry.
- Work has progressed at the rectory to prepare the property to be leased. The entire inside has been painted. Outside doors and woodwork also has been painted. Minor appliance

repairs were completed as needed. Landscape clean-up is complete. The chimney will be cleaned. Inspection and licensing will be week of 9/19. The sign is up and “Coming Soon” listed on the MLS. It will go on the market 9/21. Monthly lease will be \$3,950.00

- We consulted with Margaret Schotto, Property Portfolio Manager for the Diocese. She recommended we use a realtor outside the congregation to avoid the divisiveness that could result.
- We have obtained the services of Compass Realty to handle the leasing of the rectory. They prepare the lease documents, handle credit and personal references, list in MLS, photograph and show the property. Their fee for this is one month’s rent which could be shared with another broker.
- The funding request for the new signs that have been proposed for the Church and School continues.

The Vestry discussed at length the new signage funding. Parishioners have only contributed about \$6K of the \$15,412, if we use Option 2, and we discussed asking the Day School for some help, since it benefits them as well. There was confusion about where the new signs would go so we all went outside and walked the campus to see the various locations for the new signs. It was suggested that Arianne+ ask for 1/3 from the Day School at the Board meeting. Jill Hanson made a motion that a 1/3 of the remaining balance come from the Day School, that we make another announcement in Church on Sunday for more contributions and that we proceed with Option 2. Bill Nesbitt seconded the motion, and it passed unanimously.

### **TREASURER’S REPORT:**

Bill Nesbitt reported that we are now tapping our Endowment Fund for expenses because we have not had enough income over the summer. The Endowment Fund is also down about 11% due the downturn in the market. We have had to make \$71K in withdrawals due to unbudgeted expenses for the Church and repairs to the Rectory to make it rentable soon. The funds are \$250K down from a year ago. He calls the church’s financial condition in “guarded condition”. Someone suggested we send a letter to the parish about the financial situation, to get more pledges, but someone said that is not good with Stewardship coming.

We talked about needing to “reenergize” the church and get people re-engaged. Mark has new programs.

We discussed various options to help with this including a letter mailed, a video from Tina and Bill, announcement in church, zoom forum, and/or a dinner in the Parish Hall, “ a fellowship evening”, a Trivia night, a silent auction, and bringing back the cottage dinners.

We talked about trying to do 3 events in one year starting with a Fall Dinner before Thanksgiving, tentatively set for November 15th. We formed a committee and talked about getting the Hospitality Committee involved as well. We were encouraged to invite people outside the church and some of our outreach ministries too like SLYC, ACTS and the Day School. Grace will help organize the dinner. Brooke suggested the cottage dinners.

Stewardship starts in October.

## **TREASURER'S NOTES/COMMENTS:**

1. Our account total balances are down ~\$235K compared to last year, due to the number of unbudgeted repairs needed for the church and rectory, use of funds to assist with operating expenses (\$50K so far), and the continuing volatility (that's a nice way to put it) of the markets.
2. The projections have been adjusted include anticipated rent receipts from the rectory, but we also continue to be plagued by unbudgeted repair needs. Non-budgeted expenses now total over \$45K for the year. We may need to adjust these further depending on when we actually rent the rectory, and because the first month's rent goes to the realtor as commission
3. Our total equity is down \$240K from last year at this time. I re-emphasize that continuing to fund our operations from our endowments is not a sustainable model for the long term
4. We are now projected to fall \$12K short of our total annual giving budget
5. Expenses are now projected to be ~\$56K over budget, due to utility costs (\$6,810), repairs & maintenance (\$41,441), and employee benefits (\$4,626).
6. Our projected deficit for the year is \$83,103

## **STATEMENT OF FINANCIAL CONDITION 08/31/22:**

1. Good Shepherd is in guarded financial condition. We are using endowment funds, already drained by the recent market conditions, to cover operating expenses. While we can afford to do this for now, it is not a sustainable model. Unbudgeted repair costs have also hit us extremely hard this year
2. Investments and Bank accounts = ~\$1.23 million
3. Operating Account balance = \$42,987
4. Liabilities = \$21,768 (J2A pilgrimage, memorial funds, and \$13K in pledged money due the Improvement Fund)
5. Total Equity = ~\$2.74 million

## **STATEMENT OF ACTIVITY 08/31/22:**

1. Pledge income (\$289,133) is down \$13,000 compared to last year at this time
2. Designated gifts of \$6,423 are for the new signage. This will be offset by an expense once the work is completed
3. Endowment transfers to support unbudgeted repairs, work to prepare the rectory for rental, and to fund operations are up \$28K over last year – with more to come
4. Regular contributions are up \$6,300 compared to last year

5. Salaries are up ~\$33K over last year (in all categories) due to staff raises, increased costs for choir, organist, supply clergy, and the addition of the new Assistant Rector to the payroll
6. Utilities are up ~\$9,600 compared to last year
7. Repairs and Maintenance are up \$38K over last years' level

**RECTOR'S REPORT:**

Arianne+ distributed a three-page handout on Stewardship which she asked us to read. She said we had 50 people turn out for the Ministries Fair.

October 5<sup>th</sup> is Episcopal Day and the Day School will have chapel and she invites the parents to come.

She mentioned that Mark's class has 2-3 people attending and she wants to show him what a great parish we have and get people "reenergized and the key word is to "reconnect" this year.

She mentioned that this was the 14<sup>th</sup> anniversary of her ordination, and her 11 years with Good Shepherd were the best years!

Arianne+ closed with pastoral concerns and a prayer.

The meeting concluded at 7:45 PM.

Submitted by Cynthia Fraser, Registrar for the Vestry

Signature *Cynthia Fraser*