**UNITY OF LOUISVILLE**

**May 16, 2022**

Board of Trustees Meeting 6:30 – 9:00 pm

**Vision Statement:**   
Unity of Louisville is an inclusive, prosperous, compassionate community celebrating Oneness and infinite possibilities. **Mission Statement** We transform ourselves and the world through Love.

**Call to Order**

**Opening Prayer**

* Frank

**Welcome New Members – Nicole, Frank, and Linda**

**Check In**

**Approval of Agenda**

* Motion: Todd
* Second: Frank, Christy

**Fill Secretary Position**

* Christy nominated Matt; he respectfully declined
* Frank declined, says he would not be the best fit
* Christy open; would need help with the computer part
* Raamesie taking notes tonight, willing to fill in for a short time as new members may not be ready to step into officer role at their first meeting. Matt offered to help review Christy’s notes before they are sent out. Christy also wants to get coaching from Liz.
* Putting this on hold until next meeting.

**Board Meetings**

* 3rd Mondays, 6:30-8:30pm
* Ad Hoc as needed
* Zoom, possible interest to move in person
* Ad Hoc mtg this coming Wednesday with Interim Minister candidate David Mosher. Matt requests that the meeting be recorded, as he has another commitment.
* Todd to remain as treasurer

**Approval of April BOT meeting minutes**

* Motion: Raamesie
* Second: Matt
* Unanimously approved
* New members did not have received the minutes, as they were not on the board yet

**Treasurer Report – Todd**

* See documents and additional explanation sent from Todd.
* 1st table is income side. Green is monthly budget based on full year’s expenses in 2021. Interim budget for the period of time with no minister.
* Last year $16k/month on average. Just now reviewing March numbers. Don’t yet have April numbers from Sherry, our bookkeeper. March income was lower than it has been the last few months.
* Expense is 2nd table. Biggest expense category is payroll.
* There were three payroll periods in March.
* Was expecting to be a couple thousand in the black each month. Forecasted on 2021 giving levels. Expenses have been managed consistent with the budget, but income side has been lower.
* Leah cutting back hours starting in June (approx. 2 hours on Mondays to do donation reconciliation in Servant Keeper with Robert Bagley and youth & family on Sundays)
* Aaron gone
* Mail-in contributions have decreased significantly, according to Matt.
* Matt counts donations on Sundays half of each month. Todd counts the other half.
* Overall, income is less than it was last year by at least 15%.
* We desperately need a vision and reason for excitement about the future. Says Todd.
* Idea from Nicole: if we can keep building community, perhaps we could reach out to the different groups that are currently active and organize some type of financial efforts. Could they pitch in? And help fill the seats on Sundays.
  + Phill – music
  + Gerry
  + Men’s group
  + Serenity Hikers
* Could we create more community if we ask people to volunteer in the places where we need it? Getting people involved in some way.
* Looking for/identifying our new home can help take some of the uncertainty away.
* What about putting the question to the congregation? … about our financial needs, changes in staffing and need for potential increase in volunteers. We would need a structured organized way to make extra volunteers happen. Do we have a point person? Alan used to do this. Lisa Wilbanks is our volunteer coordinator. She might need some help though. Her plate is already full.
* In less than 5 months we won’t have a church to need a custodian for if the sale of the building goes through.

**Staffing issues – Dave**

* Nathan Barnes recommended by staff as interim custodian to replace Aaron. Grandson of Robert Bagley and Katherine Robinson.
* Is custodian a position we need to be filling?
* If we don’t fill it, how would we keep the place clean?
* Volunteers – a few people a few hours a week
* Aaron was working 12 hours a week. $300 per pay check. $600 a month.
* Aaron did not clean outside. This was done primarily by Melvin and now by Matt some. This would need to be conveyed to Nathan that this would be required.
* Motion to talk to Nathan: Raamesie
* Second: Linda
* Matt voted no
* Several board members prefer to use volunteers instead of hiring a custodian
* Dave to have initial conversation with Nathan as well as consult with Robert Bagley

**Upcoming event – Drum Circle**

* Dave to let the Bishop know we need the activity center earlier that day.
* Guaranteeing the guest $500
* Flyer that Phill creates could be shared with Mankind Project and Woman Within groups.
* Dave says he will work with Phill to get volunteer spots filled.

**Healing/transition project proposed by Colleen and Faith**

* Colleen Musinski moving away from Louisville. She reached out to Dave and wants to do a healing project. Ask people to write down memories. Wants to put together a pamphlet or something to compile. Dave told her to get with Raamesie, Gerry, Phill, Lisa, Leah/Chelsea about youth singing a song.

**Interim Minister discussion - Dave**

* Bio and link sent to board, including new board members.
* Board to have first conversation with interim minister candidate Rev. David Mosher Wednesday, May 18th, 6:30pm. Rev. Mosher sent Zoom link to the board.

**Fundraising – Matt/Todd**

* Matt suggests we don’t call it fundraising. Instead, we could educate people on how they can give, ways to give, etc.
* The church pays a fee for credit card gifts.
* Could tie in with interim minister.
* Todd says he could give a brief update during announcements on a Sunday on where we are financially.
* We need to chart a path to a full church (attendance-wise), a full-time minister and a regular place of our own.
* Amplify the message the content we’re putting out (Sunday talks). A lot of great content in our talks. Audio of sermon only. Could put on website and YouTube.
* Matt spoke with Wolf. She offered to be part of helping with website. Nicole offered to help.

**Sale of the property/door repair updates – Dave**

* Sale of the property – Dave says seems to be moving forward nicely.
* Potential buyer has done all their inspections. Doing structural inspection this week
* In about two weeks = end of 60 days due diligence period (ends at the end of this month). Would lose their deposit if they walk away after this time.
* After that, there is a 6-month period to get a conditional use permit to do their business in the building. If they get it sooner, we may close on the sale sooner.
* Raamesie forwarded text to the rest of the board of comments from Phill about getting the doors fixed.
* Suggestion: we need to check with buyer to find out what their plan was. Are they going to change the doors? Dave says he has checked and has gotten no response. To follow-up with Charlotte.
* Share with the congregation what we are planning to do?
* We got a check from the insurance company. The insurance company filed the claim anyway, even though Dave left a message telling them not to. Dave says he put the check in the safe. It’s for around $1300-$1500. Looks like they paid us for the doors on the activity center. The deductible is $2500.
* The board was mixed about getting the doors fixed. It was pointed out that there may be no point in getting them fixed if we are going to be out of the building in the next few months.
* Tabled this issue and have a conversation in a week or two.

**Property Search team - Dave**

* Lynn Fralick has talked to a few folks who are interested in helping search for a new church property.
* Important to start putting energy into this.
* Anyone interested in being a board liaison with Lynn? Matt.
* Dave and Raamesie: put together a paragraph and send to Matt to put into the bulletin so that the board can get back to giving a regular update to the congregation each week.

***Adjournment and Closing Prayer***

* Closing prayer – Raamesie

**Unity of Louisville**

Board of Trustees Ad Hoc Meeting 6:30 – 8pm

May 18, 2022

First Conversation with Interim Minister Candidate Rev. David Mosher

**Opening Prayer**

* Rev. David Mosher

**Bio**

* 73, semi-retired
* Father was a Disciples of Christ minister. Moved a lot as a kid.
* Went to school in OK
* Did theater for 4 years
* Worked as a printer
* First got involved in Unity in Boulder, CO in 1979
* Has three children
* Moved to Lawrence KS in mid-‘80s
* Served on the board at Unity church in Lawrence.
* Has been a board member, board president and minister
* Later went back to school to become a Unity minister
* Ordained 2006.
* Started a Unity church in Leesburg VA with his wife. Was there 6 years
* Left to move back to Lawrence to be closer to children and grandchildren
* Served local church there for 2 years while they were in between ministers
* Went through training to become a consultant and transition minister for UWM
* Has been an interim minister for several Unity churches. Has consulted on board training and other areas
* Now has 7 grandchildren, between 20 and 1 years old

**Basic Parameters of our Needs that was passed on by Rev. Toni at UWM**

* That our community was asking for 9 days on site (two Sundays and the week bridging the two)
* That we had housing available for when he would be in town
* The pay would be around $2500/month (Rev. David says the work doesn’t stop when he’s not on site).
* David thinks he would drive when he comes to town
* Would need to hash out and be clear about expectations of what the rest of the month looks like for him
* A part-time interim minister is really a 3/4th time commitment for the minister
* David says he would need to monitor himself to not over-do

**General Notes:**

* We need direction in how to rebuild Unity of Louisville. How to bring people back. How to create a stable income.
* David says his experience tells him that if the congregation is engaged, the transition work happens relatively painlessly. The church grows and the transition is helpful. Would suggest as a next step would be to have him cover over, meet with church leadership in an open-ended meeting; speak on Sunday; have a town hall
* Prefers for everyone to do some work, including inner work. Healing, shadow work. Discover a new purpose.
* Transition is a gift of discovery, if you’re willing to take it.
* Churches have life cycles and evolutions.
* Us being without a ministry and soon without a building…there is a deep conversation to be had about Unity of Louisville discovering our new purpose of being as a community.
* Could be 9-12 months’ worth of work, if the congregation is willing to engage. If the congregation is not willing to engage, he would be happy to work with us but would need to have very limited focus.
* Recommends asking our committed givers to make their gifts automatic.

**Questions for Us**

* If and how much would we want David to be involved in the actual running of the church? What do we want to ask of him and what do we not want to ask of him?
* Interfacing with staff?
* David would like to have the last 12 months of board meeting minutes (Raamesie gathering) and the last 12 months of financials (Todd gathering). Plus written history of the church of any kind (Dave looking for on church shared drive. If he doesn’t find anything; he will let us know and Raamesie will give contact info to Nicole, who agreed to reach out to Rev. Valerie, Pat Taylor and Deanna O’Daniel, who might know some of this info). Rev. David says he has already looked at our bylaws. Has looked at a few of our Sunday services.

**Adjournment – Rev. David left the call; the board stayed on for a quick huddle**

**The After-Party! Impromptu Board Discussion on Additional Items**

**Who’s gathering what info that Rev. David requested is noted above?**

**Repairs of the Doors**

Mixed opinions from the board on whether to go forward with the repairs or not

1. Not spend any more money on the doors since we are not required to by the potential buyer
2. The front entrance is the gateway to our building. Our building looks derelict and abandoned. It matters.
3. Could we poll the congregation? Consider getting congregant’s input. Include polling about hiring a janitor and increasing donations for an interim minister? Could send out e-news, put in the bulletin.

Our Options

1. Get the doors fixed (glass, plastic, etc.)
2. Leave as is
3. Get the mural painted

**Action Steps**

* We will get congregant’s input this coming Sunday then go from there.
* If people want the doors replaced, could take up a special collection.

**Custodian**

* Someone has volunteered for custodial help for this coming Sunday. Dave will also ask men’s group if they can stick around this coming Saturday and help.
* Dave to talk to Robert Bagley this week.
* Dave and Raamesie to look at sitting down with Nathan in person next week.
* Make a decision about whether to hire a custodian next week. (We did not already vote on this at our board meeting on Monday night. We made a motion for Dave to have initial conversation with Nathan Barnes).

**Adjournment**

Christy prayed us out.

**Unity of Louisville**

Board of Trustees Ad Hoc Meeting

May 27, 2022 – 5:00-5:45pm

Discuss Building Sales Contract Changes

**Attendees** – Charlotte Hollkamp (realtor), Rev. David Mosher, Dave F, Linda, Raamesie, Frank, Matt, Todd, Christy (needed to leave), Nicole

Meeting is being recorded through Zoom.

**Summary of Situation** – by Charlotte: Original due diligence period is set to expire tomorrow. Re-Center Ministries sent an email and requested to extend it two months, which July 22nd which means their deposit would be refundable. Due to the buyer for their building needing government signoff for HUD. They need their timeline with us to coincide with their buyer’s timeline.

(Mark Helm – Unity member; former board member; former board treasurer – owns Nexxus Commercial Real Estate. Charlotte works with him. Charlotte has consulted with Mark to get his input and shared it with us on the call).

Charlotte’s and Mark’s thoughts – work with the Re-Center Ministries within reason. We could require them to put additional money down. Mark’s thought is to grant the extension, for perhaps 30 days, only be tied to their buyer cancelling their contract with them (not buying their building).

Charlotte thinks an act of good faith would be to extend for 30 days to start. Have them waive all due diligence items barring the buyer’s termination of their contract to buy their building. If they need an additional 30 days, we could then ask for additional money (perhaps $15k).

Charlotte and Mark do not advise us to put the building back on the market. We might waste more time and would have to start over.

This does not extend any closing dates. This is just related to the due diligence period.

They are okay with waiving the actual inspection portion of the due diligence.

HUD is working on what is needed for their buyer. It’s just on government time. The government signoff is supposed to be resolved in the next 30 days.

Their current due diligence expires 5/28/22.

Matt suggests our best opportunity to sell the building is with this buyer. We are well far along with this buyer. Charlotte says their issue is with the buyers for their building, based on a technicality really.

We could make it where the only way they could walk is if their buyer does not purchase their building.

If we say no and do not extend the due diligence, Charlotte believes they will walk. That they will not have the funds to buy our building.

Rabbit Hole (their buyer) is expanding their distillery and HAVE to buy Re-Center Ministries’ property. They are in the heart of NULU. They have to expand and Re-Center Ministries’ current building is the only space they have to be able to expand into.

Charlotte says she does not have anyone else in the pipeline if we were to say no.

Re-Center Ministries has done all their other inspections – environmental, structural – they feel confident with that, Charlotte says.

Charlotte says we can take the weekend and decide, that not much is going to change over the weekend. We agreed that we are all comfortable moving forward with the suggestions made tonight, that we would like to at least let them know how we are leaning.

They sent us a title objection this past Wednesday, that buys them 10 days to get a response from us. Charlotte can’t draft anything until Tuesday morning. She has commitments this weekend.

Rev. Mosher: our response to the ask keeps us safe and in the game. Does not handicap us in any way. He reminds us of The Golden Rule. Sets the groundwork for how the world responds to us. If we put out kindness and honesty, that’s what we would get back. The other parties want to work with us, there are just a couple of hiccups in the road.

Charlotte says he can call Michael, their real estate agent, and let them know how we are leaning. She doesn’t know if she will reach him to be able to have a conversation but will call.

Matt agreed to draft the response. He will send it off to everyone. If we have any issues, respond relatively quickly. If he doesn’t hear anything, he will assume it was fine and will send it off to Charlotte. Re-Center Ministries would sign first, then we would counter sign.

**Closing Prayer** – Rev. David Mosher

**Adjournment** – 5:45pm