

CHRIST CHURCH CHRISTIANA HUNDRED

Vestry Minutes

June 11, 2025

7:15 PM

Present: Chuck Arensberg, Ran Barton, Ruth Beresford, Cindi Cozza, Barb King, Shelley Kinsella, Kendall Meldrum, Thorpe Moeckel, Scott Nickle, MJ O'Connor, John Olsen, Jamie Poston, Wil Stith, Jaq Whalen

Also Present: David Beresford

Absent: Alexia Wolf

The meeting was called to order by the rector at 7:21 PM, and she offered the opening prayer.

Reorganization of the Vestry

Appointments: Ruth made the following appointments: Ran Barton as Senior Warden, Jennifer O'Connor as Clerke, Mark Parsells as Treasurer, and Bob Reardon as Assistant Treasurer.

Election of the Junior Warden: Jaq nominated Alexia to serve another term, and Cindi seconded. Ran stated that he had spoken to Alexia prior to the meeting about continuing in the role, and she stated that she would accept if nominated. There being no further nominations, Alexia was elected by acclamation.

Class of 2028 Representatives: Orientation for new Vestry members was held June 5. At that meeting Kendall agreed to serve on the Board of Trustees for CCEP, and John agreed to serve on the Finance Committee. The other members of this class are Shelley and Wil.

Vestry Inventory of Gifts, Skills, and Experience: Ruth summarized the purpose and responsibilities of the Vestry, which then divided into small groups to share two gifts, two skills, and one experience that each member brings to the Vestry's work of leadership and management.

Strategic Planning Teams – Three Goals, Three Teams: Goal team membership was reviewed, and new members were assigned as follows:

Goal 1 Grow - Barb (lead), Ran, John, and Kendall

Goal 2 Deepen - Jaq (lead), Cindi, Jamie, Alexia, Shelley, MJ

Goal 3 Steward - Thorpe (lead), Scott, Chuck, Wil

Leaders will reach out to their teams to fill in new members on the status of activities.

Managing Parish Resources

Property Update – Leak Remediation Project: Thorpe reported that at a meeting on June 12, our construction manager Whiting-Turner will confirm the guaranteed maximum price of the project,

anticipated to be \$1.5 million. Mobilization will begin in late June and construction is planned to start in mid-July, continuing through early September. The scope of work encompasses all flat roofs of the same age as well as the curved retaining wall for the ramp; postponing some components was considered but did not make practical sense. The price includes a healthy contingency amount, as we do anticipate encountering unforeseen circumstances. Ran added that parish leadership is confident that we have selected the right contractors (H. K. Griffith and Masonry Preservation Group) and are getting the right price. Jon Payne, acting as the owner's representative, is taking into consideration the preschool's activities in planning the project schedule.

Financing This Summer's Construction: Ruth reported on a conversation she had with Eliza Phillips, in which she estimated that to cover the full facilities master plan, prepare for future major repairs, accomplish some improvements currently in the ideation stage, and repay the endowment for the roof project, a capital campaign for \$8-10 million would be needed. She will work with Marianne Archbell to incorporate the preschool's needs and goals. For the immediate need of \$1.5 million, Ruth investigated the diocesan Advance and Development Fund, which would charge 4% interest on a loan. Ran remarked that while our endowment is intended to give us flexibility with financial challenges, it is imperative to structure a resolution to use those funds in a way that ensures future leadership cannot decide not to repay it. Ran, the members of the Goal 3 team, the Vestry members on the Finance Committee, and Mark Parsells will collaborate on the language for a resolution to borrow the funds for the roof prior to the July Vestry meeting.

Finance Update: Jaq referred to the summary document distributed in advance. She noted that we have received 399 pledges to date, whereas our strategic plan benchmark for this year is 450. To reach that total, we would have to receive seven new pledges each month through the end of the year. While that goal may be unreachable, we must continue our efforts. To that end, she and Barb met with Sherry Lawton-Fasic on marketing. Sherry is following a plan prepared by Martha Holler, which Jaq will ask Sherry to forward to the entire Vestry. The challenge is gathering content for social media posts. All Vestry members were asked to send to Sherry a picture of themselves doing an activity in the parish and a few sentences on why it is important to them (and to encourage friends to do the same). Scott suggested adding an item in the weekly bulletin asking for Christ Church stories to share, and David proposed introducing the leader of the ministry mentioned in each week's "We lift up" eNEWS feature at Sunday services to help put a face with the name of the contact for that ministry. Regarding the disconnect between the parish's annual budget process and outreach allocation timelines, Ran reported that he spoke to Carol Morley about forming a working group comprising members of the Outreach and Finance Committee to address the issue. Full finance reports will be placed in the Vestry SharePoint.

CCEP Update: Ruth announced that a parishioner made a \$20K gift to the preschool to construct a fenced play area for 12- to 18-month-olds during the summer, so that it would be ready when the school welcomes younger children this fall. Chuck reported that fall enrollment stands at 63. Ideally it should be 74, but the attrition of five full-time teachers reduces the school's expected deficit of \$150K to \$45K. New Trustees were confirmed at the June 10 meeting. The board will hold a

strategic plan retreat on July 15. Cindi added that there is high demand for the youngest age level, and there is room to expand it to two classrooms.

Personnel: Ruth is continuing to seek a curate.

Unfinished Tasks

Gift Acceptance Policies: The matter was tabled until the July meeting.

Leading the Congregation

Presence of Vestry at Parish Events: Ruth reviewed the list of fellowship, formation, and ministry events from June 15 through July 12. Vestry is highly encouraged to be present with red name tags.

Report from the Rector: Ruth distributed the program year's calendar of Vestry meetings.

Report from the Wardens: Ran reminded all that we will welcome our new associate Thom Peters on July 20, and then Ruth and David will leave on July 23 for England. He and Ruth met with Personnel Committee convener Joe Zakielarz to discuss how to manage this unusual situation, and he will be reaching out on how to support Thom through his early weeks here.

Meeting Tasks and Takeaways

Approval of Minutes: May's meeting minutes were approved as presented.

Concerns and Thanksgivings: Barb commended the Easter Lessons & Carols service, as did Cindi the Celtic Ascension service. Ran expressed gratitude to the fellowship ministry for Michael Kurth's farewell reception. Ruth was impressed by the Confirmation service. Wil expressed gratitude for Jo Harney's service to the Choristers.

To-Do Assignments and Talk-Abouts: Ruth and Jenno recapped the tasks identified throughout the meeting.

The closing prayer was offered by Cindi. The meeting adjourned at 8:57 PM.

Respectfully submitted,
Jennifer O'Connor, Clerke