



St. Alban's Episcopal Church

Davidson, NC

MINUTES OF THE VESTRY MEETING ON NOVEMBER 11, 2024

ATTENDANCE

<i>Vestry Members in Attendance</i>	<i>Also in Attendance</i>
Connor Fulton	<i>Clergy</i>
Matthew Goodson	Rev. Carmen Germino
Sarah Hicks	<i>Rector</i>
Allison Kratt	Rev. Kevin Lloyd
Mike McDonnell	<i>Assoc. Rector & Davidson</i>
Dave Pylipow, Senior Warden	<i>College Episcopal Campus</i>
Mike Sass, Junior Warden	<i>Minister</i>
Joseph Torok, Clerk	 <i>Unable to Attend</i>
Leslie Urban, Treasurer	Martha Hartle
	James Kennedy
	Annamarie Klemm
	Cheryl Nealy
	Mike Sass, Junior Warden

CALL TO ORDER

Rev. Germino called the meeting to order. A quorum was present.

PRAYER/REFLECTION

Rev. Lloyd began the in-person meeting with Evening Prayer II. Leslie Urban read from scripture.



Dave Pylipow read the goals of the Vestry:

As the vestry of St. Alban's, we...

- ...pray for each other and our church
- ...participate fully in vestry meetings and support vestry decisions
- ...are visibly present in the life of the parish
- ...commit to being a learning community
- ...welcome a variety of opinions
- ...notice and share the joy of this community
- ...are open to change and the work of the Holy Spirit
- ...do business to further our purpose (mission and ministry)
- ...are in an ongoing state of discernment
- ...take faithful risks when appropriate
- ...collaborate to avoid ministry silos and empower the various ministries we support
- ...communicate thoroughly
- ...support our church staff and clergy
- ...gather informally to strengthen our relationships

As we do these, we will serve as role models of faith and service.

INFORMATION

- + November 3-24 – Annual Giving Campaign
- + November 16 – Parish Hall Ball
- + January 26 – Annual Parish Meeting

DISCUSSION

MINUTES

The minutes of the October 14, 2024 meeting of the vestry were submitted for review and were approved, by unanimous consent.



TREASURER'S REPORT

+ Leslie Urban noted that we are still in a positive position although over budget on building and grounds. Non-pledge offerings are doing much better than budgeted and expected. Dave Pylipow noted that other building and grounds expenses are coming-up, so while we expect the deficit to increase, it continues to be prudently managed.

OUTREACH REQUEST

+ Alf Badgett joined the meeting to discuss the desire for Outreach to perform a critical repair project for the Davidson community. He noted that St. Alban's has a history of supporting Habitat for Humanity projects locally. However, Habitat Our Town merged recently with Habitat Charlotte and removed many of the staff from the northern Mecklenburg County region including the Davidson area. As a result, there are only opportunities at the Davidson Re-Store location but no building projects. Alf notes that the Diocese sold the diocesan house and moved, contributing to approximately \$5 million becoming available to put back into the community over time. The next phase is for \$1 million to be shared particularly Phase 1 small churches. The lead church must be from the diocese. The grant committee members note that what St. Alban's proposes is what they want to do in Phase 2.

+ Outreach is beginning a series of meetings with the Davidson Housing Coalition (DHC), which once had a program called Hammers to perform critical repairs that was not sustained. A grant may be ideal to kickstart and supplement funding a similar program for projects that do not require licensed contractors or permits. He notes that DHC is likely to be more responsive than similar municipal programs to homeowners. Thus, DHC would be a lead liaison with the neighborhood and vet prospective homeowners who may be elderly, unable to afford repairs, or need knowledge.

+ Alf and the Outreach Committee plan to prepare a grant application. Six local churches would participate as a coalition. The expected submission may occur in January or February and he seeks to include a request to the vestry to include it in the 2025 preliminary budget.

2024 PRIORITIES UPDATES

+ The Parish Hall Usage Committee continues to develop procedures for Parish Hall usage including the food preparation areas. Annamarie Klemm and James Kennedy have been working with Pam Sass, church staff, and others to ensure operating efficiency.

+ To increase volunteers by interest and talent, the All Things St. Alban's event was held and the Annual Giving Campaign continues from November 3 through November 24. Additionally, there were



31 pledges and \$175,000 pledged at last check per Alf and Denise Badgett. Dave Pylipow reminds everyone to make their pledges early.

+ Rev. Germino has received contributions from vestry members to assist in revision of the Mission Statement. Although contributions have been received, the final product is still being considered and we expect to share it at the Annual Parish Meeting in January.

PRELIMINARY BUDGET REVIEW

+ The preliminary budget was provided to vestry members to review. Highlights include operations expenses for the new parish hall, ongoing building and grounds expenses. In response to a question from Joseph Torok regarding maintenance needs, Dave Pylipow and Connor Fulton noted that phased HVAC improvements and periodic facilities maintenance to reduce stress on the sewage lines are reflected in the budget.

NOMINATING COMMITTEE PLAN

+ The outgoing vestry members comprise the nominating committee and plan to meet with Rev. Germino as appropriate to discuss potential nominations for their replacement. Nominees are presented at the Annual Parish Meeting in January.

UPDATED VESTRYPERSON OF THE DAY DUTIES

+ Mike McDonnell has worked to update Vestryperson of the Day (VPoD) duties with the new Parish Hall in operation and a Coffee Service volunteer crew now dedicated. The new procedures will help ensure coverage and continuity during Sunday morning services, special services, and church events.

CLERGY UPDATES

+ There were no significant Clergy updates, other than the aforementioned.

WARDEN UPDATES

Dave Pylipow, Senior Warden

+ Dave Pylipow reminded vestry persons to please submit pledges early.



LIAISON UPDATES

- + There were no additional Liaison Updates.

CLOSING

Rev. Lloyd and Rev. Germino closed the meeting with Evening Prayer.

The next regularly scheduled meeting is tentatively scheduled for Monday, December 9, 2024 at 7:00 P.M.

Respectfully submitted,

Joseph Torok
Clerk of the Vestry