

Calvary Temple Annual General Meeting

Monday, February 24, 2020, 6:30 p.m.

1. **Welcome:** Pastor Bruce Martin welcomed the congregation to the meeting. He opened with prayer for God's leading.
2. **Voting Bar:** The voting bar was set as Calvary Temple members currently in the church sanctuary. Only Calvary Temple members are eligible to vote.

Moved, Seconded, and Carried

3. Reading of the Minutes of the 2019 Annual Meeting

The Minutes of the 2019 Annual Meeting, held on February 15, 2019 were made available to the attendees.

Motion: To accept the Minutes of the 2019 Annual Meeting.

Moved, Seconded and Carried.

4. Appointment of Scrutineers

Pastor Martin suggested the following members serve as Scrutineers:

Motion: That Bob Edwards, Perry and Esther Kuhl, Noel and Verda Jasper, Bill and Syl Rempel. Peter and Daniel Tulley, and Jim and Carol Franklin, serve as Scrutineers. Bob Edwards will serve as chair.

Moved, Seconded and Carried.

5. Report of the Nominating Committee

Rick Bowering, the chair of the nominating committee, reviewed the process followed for nomination of Board members. Four Board members are to be elected to three-year terms. 15 names were suggested to the nominating committee. 6 members agreed to stand for nomination.

Rick introduced the nominees:

Ken Alder
Nola Bowering
Debbie Brand

Warren Hart
Jason Kuffner
Kyle Schellenberg

The pastor led in prayer for the Lord's guidance.

Ballots were distributed.

6. 2019 Audited Financial Report

Pastor Martin asked the Board Treasurer, David Bardal to present the Financial Report for 2019.

David read scriptures on the concept of tithing. He reminded the congregation that giving comes from a heart of reverence.

David referred to the 2019 Financial Statements that had been distributed. He gave an overview of giving over the past few years. He noted that total giving for 2019 was down approximately \$300,000 from 2018, but most of difference is a result of fewer bequests in 2019.

David then reviewed some of the line items that are significantly different from 2018:

- General Fund Schedule of disbursements –
 - Insurance increased from \$38,616 to \$52,661. This was a result of the inclusion of the camp retreat centre and a reassessment of the appropriate level of coverage for all of our properties.
 - Music and sound expenses were down in 2019, largely because we did not have a Christmas production in 2019.
- Page 1 – Total receipts in 2019 were \$3,186,862, while disbursements were \$3,089,692.
- Page 2 – Building fund giving was down by \$92,000 in 2019. David explained that building fund giving was high in 2018 because there was a major push on paying down the mortgage principle in that year.
- Page 3 – Missionary fund. Total giving to missions was up over 2018 by 7%.
- Page 5 – Statement of Cash flow. \$210,776 net came in during 2019 under Total Operating Activities which added to the \$485,000 at the end of 2018. Therefore approximately \$700,000 in cash was available. David highlighted that these funds were used to repay \$369,000 of long term debt (the mortgage). Also \$275,000 was spent on capital items.
- Page 6 – item 2. David explained a change in how the accounting for depreciating fixed assets is now being done.
- Page 10 – item 8 shows long term debt which represents the mortgage of \$1,257,140. The current portion is the amount we are required to repay over the next year.

Motion: To accept the 2019 Financial Report as presented.

Moved, Seconded and Carried.

7. Proposed Purchase of 370 Notre Dame Avenue

Pastor Martin asked Jared Clarke and Kyle Schellenberg to review the background to the purchase of 370 Notre Dame Avenue.

This past summer we were notified that the property was going to be sold and asked if we would be interested in purchasing it. Jared reviewed the benefits of purchasing the property. He reviewed the condition of the building and the status of current rentals. Four units are currently rented, and one other unit needs some work.

The current rate for a 5 year mortgage is 3.919% or \$4663 per month. As with the camp building the mortgage would be on the Argue Building, not on the property itself. The bank will permit up to \$2,500,000 on the Argue building, negating need for a new appraisal.

In our records we would keep all expenses and income separate so the balance can be tracked.

Kyle reported that the official Board approved a motion to recommend to the Calvary Temple membership at the 2020 Annual Meeting the following:

Motion: To approve the purchase and financing of 370 Notre Dame Avenue at a price of \$774,900.

Moved, Seconded

Pastor Martin asked for comments from the floor.

Shoaib Ebadi expressed concern about the risks of the purchase. Is it wise to add another financial burden? He also suggested the eternal return for this investment is low. What if one of the renters faced financial difficulties? For example he heard that IRCOM has lost some of its support.

Hester Taruc suggested that this is a good project. She asked who did the appraisal. Jared answered that Daryl Benoit Appraisers did the appraisal for Francine Wiebe in 2018. Hester suggested we hire our own appraiser who would focus on our interests. Jared responded that the appraiser is a professional and would provide an unbiased appraisal. Kyle mentioned the time sensitive nature of the sale. In order to hold our right of first refusal on the purchase Calvary Temple had to commit to purchase subject to a congregational vote.

Don Reimer reminded the members that a structural report would be beneficial in case the building is not structurally sound. Jared answered that there was some assessment made on the life of the building being a relative age of 40, but that there was no structural engineering assessment prepared.

Irene Langdon asked if we are the only people looking at the building. Jared responded that it is not yet on the market.

Ernie Friesen suggested that the current owner must have received a permit before the upgrade was done in 2018. Jared said that the work focused on standards required for a school so did not focus on the structure.

Babs Oladele said he is a new member. He said that we need to look at more than the market value of the property. In his experience property values almost always go up. What about possible future ministry? The risk of purchasing is low compared to the potential future ministry benefit.

John Reimer asked about the footprint of the property. Jared responded that the property is 6050 square feet. The first floor is 4892 square feet and the second floor is 1710 sq. ft. The basement is also 1710 sq. ft.

A question was asked about the impact of one of the tenants losing some of their funding. Jared responded that IRCOM did lose part of their funding, but they plan to stand by their rental contract.

Devon Sexton expressed the concern that someone whose mission is incompatible with Calvary Temple values may want to rent a suite.

Irene Langdon asked what load would this put on our current maintenance staff. Jared has spoken with Glen Hiebert about this. The staff can do much of the work. We also use volunteers, and if necessary hire people for larger tasks.

Daniel Tully noted that repairs and maintenance were not included under expenses in the fact sheet. Jared indicated that he wanted to show the repair and maintenance values under expenses but there are no documented numbers available for computing the annual cost since under the current owners much of that work was done by volunteers. The number in the contingency fund was based on an estimate provided by the realtor. We will be able to come up with a budgeted number in future years once we see what is required to maintain the building.

Daniel also asked why this information was only shared with the congregation a few days ago, although the Board has been considering it for some time. Kyle explained that the investigation and assessments done on the property, and the meetings we needed to have with Francine to discuss the price, made it challenging to bring this to the general congregation much earlier than was done.

Daniel also asked about the sink hole by the property. Jared responded that it was discovered a couple of months ago. The assessment is that this is a common problem in Winnipeg and easy to fix. It is located about 20 feet from the 370 Notre Dame property and would not affect the structure on the property.

Bob Edwards commented that we would not have much of the property we own around the church if Pastor Barber has not had an astute business sense.

With no more comments from the floor Pastor Martin asked that the ballots be distributed.

8. Board Election Results

Pastor Martin received the election results from the Scrutineers. The following four members were each elected to a three-year term:

- Ken Alder
- Warren Hart
- Jason Kuffner
- Kyle Schellenberg

Pastor Martin thanked the Nola and Debbie for allowing their names to stand. He thanked Kelly Wiebe for his service on the Board over the past six years.

9. Vote on Purchase of 370 Notre Dame Avenue

Yes 99

No 19

The motion was approved.

10. Appointment of Auditors

Motion: To retain the audit services of Deloitte for the coming year.

Moved, Seconded, and Carried.

11. Destruction of Ballots

Motion: To destroy the election ballots and the purchase ballots.

Moved, Seconded, and Carried.

12. Pastoral Reports

Pastor Martin noted that the pastoral reports have been distributed in the 2019 Annual Report, and they are also available online. He asked if there were any comments or questions.

Motion: To receive and approve the pastoral reports for 2019.

Moved, Seconded, and Carried.

13. Other Items

- Rosa Rosales asked about \$38,487 shown as donated to Cuba in Schedule 2 of the financial report. That number is larger than the Rosales had taken to Cuba. Rob Franks explained that during 2019 the deaf fellowship also travelled to Cuba so the number includes both ministries.
- Paul Klassen suggested that important decisions need more information sharing before a congregational vote. He moved the following:

Motion: That the board would review its processes around communication to the membership for issues relating to large purchases, constitutional changes, bylaw changes or other significant changes to church life. It would then report on its findings in how this could be improved to the membership in spring 2020.

After some discussion Pastor Martin asked for a vote on the motion. The results were:

Yes: 28

No: 49

The motion was not approved.

- Verda Jasper shared that she has experienced a miracle in her life and thanked God.
- Harvey Unraw commented that he volunteers at the church as a painter. He suggested that volunteers are ready to help with the Notre Dame building.
- Ken Hiebert expressed appreciation to our pastors.

14. Adjournment and Closing Prayer:

Pastor Martin closed in prayer. The 2020 Annual General Meeting was adjourned at 8:25 p.m.

Minutes recorded by Rick Bowering, Board Secretary.