

# ARVADA COVENANT CHURCH

## CONGREGATIONAL MEETING MINUTES

<b>DATE</b>	January 19, 2025	<b>MEETING TYPE</b>	Congregational Meeting	<b>SECRETARY</b>	Sara Brown
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<b>AGENDA ITEM</b>	<b>NOTES</b>	<b>OWNER</b>
<b>Call to order and opening prayer</b>	<p>Leadership Team Chair, Susan Palmer, called the Congregational Meeting to order at 10:30am with 80 members present and 22 friends of Arvada Covenant Church (ACC).</p> <p>Leadership Team Vice-Chair, Brian Rodriguez, led the Opening Prayer.</p>	<p>Susan Palmer</p> <p>Brian Rodriguez</p>
<b>New Member Presentation and Vote</b>	<p>New members Joe and Julianne Rill, Ginger Benton, Jansen and Laura Tidmore, Anthony and Connie Bertapelle, Karla Crabb, Ruby Stephens, Ken Williams, and Kathy Mullin were presented.</p> <p><b>ACTION: The new members were affirmed and welcomed by a unanimous voice vote.</b></p> <p>Susan outlined several reasons to become a member of ACC including the right to vote and the ability to serve in certain roles and leadership positions. Susan also shared that becoming a member helps the church know how many individuals are currently committed for planning and programming purposes. Susan extended the invitation to current friends of ACC to consider membership.</p>	<p>Susan Palmer</p>
<b>Leadership Team Candidate and Vote</b>	<p>Leadership Team Vice-Chair Brian Rodriguez presented the Nominating Committee's candidate for Leadership Team, Ed Stehouwer. Ed was chosen by the Nominating Committee following their meeting in October, 2024.</p> <p>Brian asked the congregation to cast their vote on the paper ballots to affirm Ed's appointment on the Leadership Team (ballot item 1 of 2).</p>	<p>Brian Rodriguez</p>
<b>Pastoral Encouragement Team Overview and Candidates Vote</b>	<p>Leadership Team Chair Susan Palmer provided an overview of the Pastoral Encouragement Team (PET)'s responsibilities. These responsibilities include encouraging the Co-Lead Pastors, setting goals, and implementing the annual review process. Susan reported that so far, this team has been successful and has established positive relationships with the Co-Lead Pastors.</p> <p>The PET is comprised of four members as follows: two candidates, Vicky Reier and Susan Palmer, where were appointed by the Leadership Team, and two candidates, Evelyn Simmons and Ken Williams, who are to be voted on and approved by the congregation. Susan asked the congregation to cast their vote on their paper ballot to</p>	<p>Susan Palmer</p>

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	<p>approve the appointments of Evelyn and Ken to the PET (ballot item 2 of 2).</p>	
<p><b>National Covenant Properties Presentation</b></p>	<p>Representatives from National Covenant Properties (NCP) were present at the meeting to provide information about the mission of NCP and ways individuals can support this mission. Angel Sinchi shared that NCP is the lending arm for Covenant Churches and has been in operation for over 55 years. Through its Real Estate Services Team, NCP walks alongside churches to help facilitate ministry growth by developing church buildings which serve as ministry hubs in communities. To accomplish this mission, NCP is looking for mission-minded individual investors to allow NCP to continue providing loans.</p>	<p>Angel Sinchi</p>
<p><b>Financial Update</b></p>	<p>Co-Lead Pastor Jodi Moore presented an updated Statement of Activities handout, fiscal year-to-date 24/25. Jodi shared that big picture, the total revenue from all sources is currently \$840,793, which is \$43,793 ahead of the budgeted total of \$797,000. When looking at revenue specifically from gifts and tithes, actual giving fiscal year-to-date is \$796,709, tracking ahead of the fiscal year-to-date budget of \$760,000. Jodi reminded the congregation that December is the biggest month for tithes, and this increase also includes a large memorial gift. Regarding expenses, actual expenses for fiscal year-to-date are \$780,299 against a budget of \$772,000. The difference is due to major repairs, some anticipated and some unplanned. \$60,000 was budgeted for new windows and \$33,000 for roof repairs over the Vista Room due to a major leak. Jodi reported that the balance on our loan with National Covenant Properties (NCP) is \$1,387,000 at 5.75%. Our monthly payment is \$12,000. Thanks to a large gift toward the building reduction, our principal balance has decreased by \$93,000 since the beginning of the fiscal year.</p> <p>Church Treasurer, Steve Smee, reminded attendees that last June, the congregation approved a budget with a \$79,000 deficit due to expense increases that were not, at the time, projected to be covered by revenue. Based on current trends and assuming no unplanned expenses, Steve is optimistic the budget deficit will be closer to \$0.</p>	<p>Steve Smee and Jodi Moore</p>
<p><b>Property Task Force (PTF)</b></p>	<p>Property Task Force (PTF) Chair Ken Boggs presented an update from the PTF which also includes Ben Moore, Luke Ringenberg, and Scott Brown. Ken outlined factors of the sale which are important to ACC including preservation of the Van Bibber view, a screening between the land and ACC, no building(s) over three stories tall, a less dense development, a high-quality exterior finish, and a low amount of traffic. Ken showed a map of the current church property with lines outlining the maximum area considered for the sale, as well as the view corridor that will be preserved.</p> <p>Ken shared that the property has been listed with CBRE for 11 months, and we are currently on step four of the seven step anticipated process as follows: 1. Solicit broker opinion of values 2. Recommend top two to</p>	<p>Ken Boggs</p>

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	<p>Leadership Team 3. Negotiate and execute final listing agreement 4. List property for sale with broker 5. Negotiate and execute purchase and sale agreement 5. Buyer conducts due diligence and 6. Closing.</p> <p>Currently in Step 4, we have no viable offers or current negotiations. In July 2024, a Call for Offers (CFO) was requested and we received four offers including three townhome developments and one senior living development. The senior living development was engaged in discussions and chose not to continue in the process. One of the townhome developers was then engaged and also has chosen not to continue in the process. Following an expected slow holiday season, the PTF anticipates more activity in the new year.</p> <p>Ken alerted the congregation that a For Sale sign will be placed on the property in February, 2025.</p> <p>Ken opened the floor for questions and clarified an asking price (\$3,480,000) as well as more specifics about the four previous offers, including townhome developments at \$2.7m, \$3.5m and \$2.8m, and a senior living development at \$2.4m.</p>	
<p><b>Pastoral Update</b></p>	<p>Co-Lead Pastors Brian Rhen and Jodi Moore presented a Pastoral Update. Brian began by thanking the Leadership Team, Nominating Team, and volunteers, noting the unity and partnership of this congregation.</p> <p>Jodi shared that four years into her call at ACC, she is excited about an increase in average attendance. In November of 2022 and 2023, average attendance was 300. In November of 2024, average attendance was 342. Jodi noted a goal of 400 in order to move to two services, and encouraged the congregation to keep inviting and welcoming new people. Last week, 25 individuals attended Pastries with the Pastors, and Jodi is encouraged by how the Try3 program has been working.</p> <p>Brian shared that he is encouraged by the Advent series and the way it fostered both depth and practical integration. Engagement beyond Sunday is also positive with 2/3 people in a group and 1/3 people in a community hour class.</p> <p>Jodi concluded by asking the congregation to save the date for the All Church Retreat, August 30-September 1, 2025.</p>	<p>Brian Rhen and Jodi Moore</p>
<p><b>Ballot Tally Presentation</b></p>	<p>Leadership Team Chair, Susan Palmer, provided the final ballot tallies:</p> <ol style="list-style-type: none"> <li>1) The Leadership Team Candidate passed with 74 votes for, 1 against and 1 abstained.</li> <li>2) The Pastoral Encouragement Team Vote passed with 74 votes for and 2 against.</li> </ol>	<p>Susan Palmer</p>

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<b>Adjournment and Closing Prayer</b>	Leadership Team Chair, Susan Palmer, invited the Leadership Team to the front for the Closing Prayer. Outgoing Leadership Team member, Evelyn Simmons prayed to close the meeting. The meeting was adjourned at 11:19am	Susan Palmer and Evelyn Simmons