

St. James Vestry Meeting Minutes
Thursday, April 16, 2026
5:45 pm

Participating: Rector De Freeman, Associate Rector Amanda Doshier, Parish Administrator Meghan Kasuba, Finance Director Jim Ketchum, Jr. Warden Bruce Stone, Dan Campbell, Bill Dowdle, Gary Garner, Lisa Hansen, Bettsie Norton, Rhett O'Keefe, Cappi Sully, Ken Talbert, Austin Young, and Clerk Mary Mullins Redditt
Absent: Margaret Cadden, Jennifer Lambert, and Amanda Montz

Opening Prayer

Amanda opened us in prayer at 5:46 pm.

Recitation of the Mission Statement

The Vestry then recited together the mission statement:

We are a community anchored in Christ, seeking God, sharing His love, and serving others.

Meditation —Bill Dowdle

Bill offered a mediation on light, focused on Jesus as the Light of the World.

Discussion

Building Project Discussion

1. Building Project Update

- At the last special meeting, the vestry moved forward with approval of the full buildout of the second story of the new large building under construction.
- We have entered into the agreement with Witherington Construction.
- The new completion date for the total building is September 1.
- De opened it up to conversation.
- Bill emphasized that these additional payments will come at us fast.
- De said he hopes we can quickly develop a Committee to work on that. Can't put this off another 30 days. We need to talk in the next couple of weeks about how we are going to move forward.
- Right now we have \$10 K monthly budgeted for the construction loan. Bill believes we will need another \$10 K.
- The extra income the school can generate is still a work-in-progress depending on the alternatives, many of which were mentioned at the last meeting.
- The earliest we could expect to see new funds coming in is by January.

- De reminds us that each vestry member needs to reach out to Dee Gambill to see how we can help.
- De confirmed this decision will extend the life of the Growing Faithfully campaign, building on the momentum that we have with the parishioners' excitement over what has already been built and their desires to see us finish out the second floor.
- Bettsie recommends we need to have members of the School Board on this new committee helping Dee.
- De says we can use some of the expert resources we have from the Growing Faithfully Campaign, but we need to move cautiously here, as this kind of help is expensive.
- Volunteering to be on the committee are: Bruce, Gary, Mary, Rhett, Cappi, Bettsie and Dan. The first meeting will be a week from today at 6 pm. Rhett will attend by Zoom.
- Cappi is interested in finding ways to generate income from the new second floor.
- Rhett believes we need to have more details on the construction loan so we know how to set our goals.
- Jim says we will make our first draw next month on the construction loan. Would eventually end up turning this into a mortgage with the bank. Once that happens, we can shop the mortgage with other banks if that would be beneficial.

2. Decision – Building Project budget adjustment

- Chuck Coddling is trying to get the project budget in order.
- Chuck wants \$9,607 for some sidewalk improvements moved to the overall project budget.
- Also stormwater damage got vestry vote of \$10 K, but the invoice was \$16 K. Doesn't want these sums to impact our contingency fund.
- ***Dan made a motion to accept these changes, Bettsie seconded and all approved.***

Decisions

Authorization to move discretionary accounts

- Jim says we have two discretionary accounts at M&M to be moved to SmartBank.
- ***Bettsie made a motion to move them, Dan seconded and all approved.***
- On the associate discretionary account, we need to add new hire Ellen Huckabay.
- ***Cappi made a motion to add Ellen to the account, Ken seconded and all approved.***

Organ Fund

- Jim says we have a restricted fund for organ maintenance.
- An organ technician comes here 2-3 times a year to check on the operations.
- The tech mentioned we would have to replace the organ console for \$40 K-\$50 K when it is needed.
- Jim would like authorization to start putting \$1 K in the restricted organ maintenance account each month so that when the time comes for replacement, we hope this fund will be ready.
- ***Bill made a motion to approve, Bettsie seconded and all approved.***

Financial Update

March financial report

- Jim made the report in Amanda's absence.
- March was a great month. Church brought in \$157 K (over budget), school brought in \$71 K (over budget).
- Expenses were right in line with budget.
- School generates cashflow in August and January as families generally pay twice a year. Then we also have an influx in the summer for summer camp.
- Year-to-date standings are \$765,582 in total income and \$560,003 in total expenses, with a net of \$205,579.
- Balance sheet is strong with \$240 K unrestricted cash and \$1.3 million in restricted cash.
- A lot of the temporarily restricted cash is for the Capital Campaign.
- Ellen's position is budgeted under the church now but may be moving to the school budget in the summer once she begins her position.

Growing Faithfully Capital Campaign update

- Last month was a great month. Brought in \$399 K.
- We have received a total of \$4,096,094 funds to date, with another \$1,081,700 in pledges to be received by June of 2029 for total potential funding of \$5,177,794.
- Current cash balance was \$645 K, but have spent a good bit in April, so see us having to borrow from our loan next month.
- Total cost of \$6.8 should now be around \$7.9 with the second floor build out approved.
- \$7.3 is where we need to be on pledges with the additional buildout.
- ***Bettsie made a motion to approve the financial report, Ken seconded and all approved.***

Sunday Attendance Numbers

- Jan 318

- Feb 319
- March 367
- Easter Sun 1107 (down 31 from last year due to rain and parking issues)
- Average Sunday Attendance year-to-date is 385.

Building Name Results

- The naming poll with the parishioners is kind of mixed.
- Anchor Hall, Anchor Commons or some combination of both is what is coming in.
- Will put out the poll again to try and up our numbers from the current 70-80 results.
- May help to offer a paper poll on Sundays that people can put in an offering plate.

Reminder about the parish lunch on April 26 after the 10:30 service

Bruce will be sending out an email with some things to do that day including setup and cleanup.

Other

- This Sunday is De's last Sunday in the pulpit until June. He will be in the office in April but will be off in May. He has not taken any sabbatical time yet.
- Ellen is likely to be here the second week in June.

Vote to approve March Vestry Minutes

Bettsie made a motion to approve the minutes, Dan seconded and all approved.

Updates

There were no other updates.

Closing Prayer

Amanda offered a closing prayer at 6:54 pm.