



St. Alban's Episcopal Church

Davidson, NC

MINUTES OF THE VESTRY MEETING ON AUGUST 4, 2025

ATTENDANCE

<i>Vestry Members in Attendance</i>	<i>Also in Attendance</i>
Denise Badgett	Clergy: Rev. Carmen Germino, Rector
Sandra Beetner	
Connor Fulton, <i>Junior Warden</i>	<i>Unable to Attend</i>
Matthew Goodson, <i>Senior Warden</i>	Gordon Garrett
Sarah Hicks	James Kennedy
Mike McDonnell	Mike Kingsley
Dave Pylipow	Annamarie Klemm
	Zee Berl, Clerk
	Leslie Urban, <i>Treasurer</i>
	Rev. Kevin Lloyd, <i>Assoc. Rector & Davidson College Episcopal Campus Minister</i>

CALL TO ORDER

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

PRAYER/REFLECTION

Rev. Germino began the in-person meeting with Evening Prayer II. Dave Pylipow read from scripture. The Vestry shared reflections on what it means to be "rich in God".

Sarah Hicks read the values 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

+ Information & Important Dates

- August 11 – Kevin returns from Sabbatical
- August 24 – Blessing of the Backpacks and Mission Statement Roll-Out
- September 7 – Opening Day for Sunday School
- September 8 – Next Vestry Meeting; 7 PM in Reflection Room
- September 21 – All Things Saint Alban's
- October 4 – Oktoberfest; Vestry volunteers needed!
- October 5 – Blessing of the Animals
- October 12 – Bishop Visit; Vestry Gathering TBD

DISCUSSION

MINUTES

- + The minutes of the May 9, 2025 meeting of the Vestry were submitted for review and were approved, by unanimous consent. There was no Vestry meeting in July.**



TREASURER'S REPORT

✚ Leslie Urban (Treasurer) was not present. Dave Pylipow shared an update on finances. We currently have about six months of reserves stored up. We usually keep about 3-4 months. We will be using some of that surplus to fund the plumbing issues; and in the future, potentially the drainage and HVAC.

Dave also shared that the main building mortgage will reset to market rates in the Fall. We plan to pay down some of the principal; however, the interest rate will be higher, so the two effects will offset such that the monthly payment stays about the same.

PROPOSAL TO ADDRESS DRAINAGE ISSUES

Connor Fulton (Junior Warden) presented to the Vestry a proposal to address drainage issues around our property and buildings. The issues are well-known and have been present for a long time. Connor has done extensive research on the issue. He has consulted with several design and engineering groups, as well with church members who are knowledgeable on the subject.

We have received two offers from vendors. We are meeting with an engineer in mid-August to potentially identify a third vendor and a plan for moving forward. Connor has discussed the proposals with the Finance committee, and they are aware of the need and are comfortable with the project. This project takes a comprehensive approach to prevent further damage to the buildings. The next step in this process is to obtain Vestry approval of the project.

One of the largest issues are the foundation drains around the buildings. Based on observations, they are either not working well or are completely non-functional. The current proposal does not include replacement of the foundation drains.

Some of the cost is also for removal of some landscaping and roots to prepare the building for the landscape committee.

Motion #1 by Connor Fulton

The Vestry approves the proposal to enter into contracts up to \$45,000 for the remediation of drainage issues around the property and buildings.

Seconded



by Mike McDonnell

Motion #1: Unanimously passed.

PROPOSAL ON MEMORIAL/ENDOWMENT FUNDS

Dave Pylipow presented to the Vestry a proposal to combine the Memorial Fund with the Endowment Fund. This idea originated from Erin Garrett. Bob Beckham, the chair of the Memorial Fund Committee, is very much on board with this idea. The Finance committee is also on board with this and would like to eventually formalize the Endowment process.

Any future undesignated memorial funds would be put into the Endowment Fund. The goal is to work toward a larger Endowment for financial sustainability.

Motion #2
by Dave Pylipow

The Vestry approves the proposal which is comprised of the following:

1. The Memorial Donations Fund will be transferred to the Endowment Fund.
2. Future undesignated memorial gifts will be put into the Endowment Fund.
3. The Finance Committee will be directed to develop a proposal for managing the Endowment Fund, including such topics as governing documents, distributions, investment strategy, and the creation of an Endowment Committee.

Seconded
by Connor Fulton

Motion #2: Unanimously passed.

UPDATES ON VESTRY GOALS

The Vestry had four main goals this year: 1) Increasing participation. 2) Exploring an alternate worship opportunity. 3) Care of building and grounds. 4) Building a broader community. There has been movement on all of these in the background.

Sandra Beetner has taken the lead on increasing volunteers in the church. She is meeting with several groups, seeking to understand the following: What are the priorities? What are the obstacles? How do we create more tiered leadership to get more people involved? What educational tools are needed? So far Sandra has completed six interviews and has six more lined up across the church.



In regards to the alternate worship opportunity, a small task force has been established, comprised of Carmen Germino, Matthew Goodson, Mike McDonnell, and Dave Pylipow. The task force has met twice for brainstorming and planning. The next step is to meet with Kevin once he returns from Sabbatical for his input, and getting informal input from congregants on their needs and desires.

In regards to care of our buildings and grounds, we have hired an Acting Facilities Manager (Bob Beckham). This has helped reduce the pressure on the Parish Administrator and Junior Warden to be present when activities are occurring at the church, such as during the recent plumbing and flooring repairs. Bob is also taking ownership of lawn care and maintenance.

Finally, in regards to building a broader community, there are numerous examples, including St. Alban's attending its first Pride event. Moving into the Fall, there will be more to come to build a broader community, such as our plan to increase the outreach budget.

NEW MISSION STATEMENT ROLL-OUT

The Vestry approved a new mission statement for St. Alban's at the start of the year, but it has not yet been introduced to the congregation. The current plan is to roll out the new mission statement on August 24th, which is the Blessing of the Backpacks. Matthew Goodson will write a reflection in the newsletter prior to that Sunday. Jessica Ewell has incorporated the new mission statement into our logo, which will be used for banners and swag.

On August 13, Annamarie Klemm emailed the Vestry a proposal from the Outreach Committee to have the Neighborhood C.A.R.E. Center in Smithville/Cornelius designated as a St. Alban's outreach partner. Specifically, the Outreach Committee is asking the Vestry for approval to allocate \$2,000 from available General Outreach 2025 budget to fund the Neighborhood C.A.R.E. Center October 2025 Manna-for-life project. Manna-for-life alleviates food insecurity in the Smithville Community by collecting, packing, and distributing food blessings to families, combining physical and spiritual nourishment. This will involve St. Alban's working with the Neighborhood CARE Center to fund the collection of food for October. St. Alban's members will be invited to help distribute food to families as runners carrying bags of groceries to the family cars as they drive through the pick-up zone (envision this as a great youth/family activity). Approval is needed prior to August 22; hence the need for an email vote, which requires all voting Vestry members to vote.

Motion #3 by Annamarie Klemm

The Vestry approves designating the Neighborhood C.A.R.E. Center as an Outreach partner and for the Outreach Committee to allocate \$2,000 from the available General Outreach 2025 budget to this mission.



Seconded
by Connor Fulton

Motion #3: Unanimously passed.

CLERGY UPDATES

Updates from the Rector

Rev. Germino noted that Vacation Bible School went well. There were still things to sort out, but overall it went very well. Derek Ricelli will be preaching this coming Sunday when Carmen is absent. In the Fall, Derek will be an intern at the church to gain experience with administration.

Rev. Germino also shared the exciting news that the Outreach Committee's proposal working with Davidson Housing Coalition called Neighbor's Hands was awarded a full grant from the diocese for \$30,000. More details will be coming soon.

In September, we should expect a large update from the StAART team. 14 people have already signed up for the 2026 summer pilgrimage to St. Alban's in England. Finally, the new name-tag project is underway.

WARDEN UPDATES

Matthew Goodson, Senior Warden

Matthew shared a brief update on the Playground Sun Shade. The project is still in the works but is taking much longer than anticipated for several reasons, the most recent being safety concerns with a possible design.

Connor Fulton, Junior Warden

Connor has been focused on overseeing the plumbing and flooring. The plumbing part of the project went well. The flooring is underway and should be completed this week.

Connor also reported on a change-order for the flooring project due to the extremely high humidity downstairs. A seal is needed to ensure the flooring adheres to the concrete, because the concrete humidity level is much higher than anticipated.

LIAISON UPDATES

✦ Dave Pylipow shared that the Acoustic Tiles will be installed on August 25 in the Parish Hall.



- + Mike McDonnell, Green Team Liaison, shared that the Green Team is meeting at the end of August.
- + Sarah Hicks, Hospitality Coordinator, noted that the VPOD schedule is mostly full through September and October.

CLOSING

Rev. Germino closed the meeting with Evening Prayer.

The next regularly scheduled meeting is tentatively scheduled for Monday, September 8, 2025 at 7:00 P.M.

Respectfully submitted,

Matthew Goodson
Senior Warden of the Vestry