

# Charter Oak Church

## Church Council Minutes

April 24, 2025 – Council Meeting

**Council Members:** Nathan Anderson, Bob Carter, Kris Hobaugh, Steve Manges, Jordan Morran, Adam Pardee, Amanda Polinsky, Brian Quinn, Larry Rybacki, Garth Shaner, Autumn Vinopal, Nick Watson, Chris Whitehead, Jason Halfhill (Ex-Officio), Kristi Fellers (Ex-Officio)

**Absent:** Autumn Vinopal

**Guest Attendance:** Jon Hartland, Skip Bennett

**Prayer:** Nathan Anderson

### Review the March 2025 Meeting Minutes

- **MOTION** by Bob Carter to accept the March Church Council Meeting Minutes.
  - Motion 2<sup>nd</sup> by Nick Watson.
  - Motion ACCEPTED.

### Finance Report: Larry Rybacki

- See the attached document titled **Treasurer Report 04-24-25**
  - Note that there was no mortgage payment in March 2025 due to an autopay issue; there will be a double-payment in April.

### Old Business

- Mid-Town Plaza Updates
  - Skip Bennett – Process and Purchase
    - Sales Agreement was fully executed in mid-April. Our due diligence process will continue through May 15.
    - Barring any complications, we expect to close by June 15, with opportunity for three closing extension payments if needed.
    - Discussion ensued regarding the continued complex negotiations with the primary tenant of the Mid-Town Plaza. Prayer was requested.
  - Jason Halfhill – Finances
    - A line of credit will be used to purchase the building.
      - Allows a shorter funding timeline than pursuing a conventional loan.
      - Removes any chance of prepayment penalties.
      - Allows the possibility for demolition to begin sooner, providing significant construction cost savings and shortening the construction timeline.
    - The financial piece is presently in the underwriting process.
  - Jon Hartland – Design
    - We are honing in on the floor plan – the first draft has been received from Cavcon and the architect is making revisions.
    - Members of the Build Team are planning to visit local churches to gain perspective on design ideas for the new campus.
- Funding the Vision of Charter Oak Church

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- Pastor Chris gave an update on our plan for funding the needs of our church.
- Church Council members discussed the options that were presented.
- It was noted that a clear and consistent communications strategy will be a critical aspect of this plan.

### Questions/Comments from Visitors

- None

### New Business

- Human Resources Sub-Committee (Amanda Polinsky)
  - Due to his new role as Church Council Vice-Chair, Adam Pardee will be stepping away from the Human Resources Sub-Committee.
  - **MOTION** by Amanda Polinsky to appoint Autumn Vinopal to serve on the Human Resources Sub-Committee.
    - Motion 2<sup>nd</sup> by Garth Shaner.
    - Motion ACCEPTED.

### Executive Session

- Church Council went into Executive Session.

### Next Church Council Meeting

- May 15, 2025
  - Start Time 7:00 PM

Respectfully Submitted,  
Kristi Fellers  
April 24, 2025

Treasurer's Notes: Feb '25

\*\* Numbers are based on a Revenue Budget of \$2,568,350, and an Expense Budget of \$2,735,642

Revenue	8 MONTHS ENDED									Budget	% of Bdgt.
	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	03/31/25		
Frye Farm	122,582	153,168	136,816	140,916	179,377	157,641	146,701	198,479	1,235,680		
Central Services	-	-	-	-	-	-	-	-	-		
Expansion	463	1,473	679	300	160	-	-	996	4,071		
Crossroads	22,362	26,567	24,444	22,808	61,253	24,668	22,850	31,838	236,790		
Jeannette	8,969	13,980	9,598	10,741	13,292	25,881	12,963	12,058	107,482		
Mt Pleasant / Scottdale	11,497	12,038	10,190	11,430	13,518	10,185	9,450	14,902	93,210		
<b>Totals</b>	<b>165,873</b>	<b>207,226</b>	<b>181,727</b>	<b>186,195</b>	<b>267,600</b>	<b>218,375</b>	<b>191,964</b>	<b>258,273</b>	<b>1,677,233</b>	2,568,350	65%
<b>2023/2024</b>	163,263	167,923	216,841	177,658	243,049	181,801	187,810	219,456	1,557,801	Note>>8/12=	67%

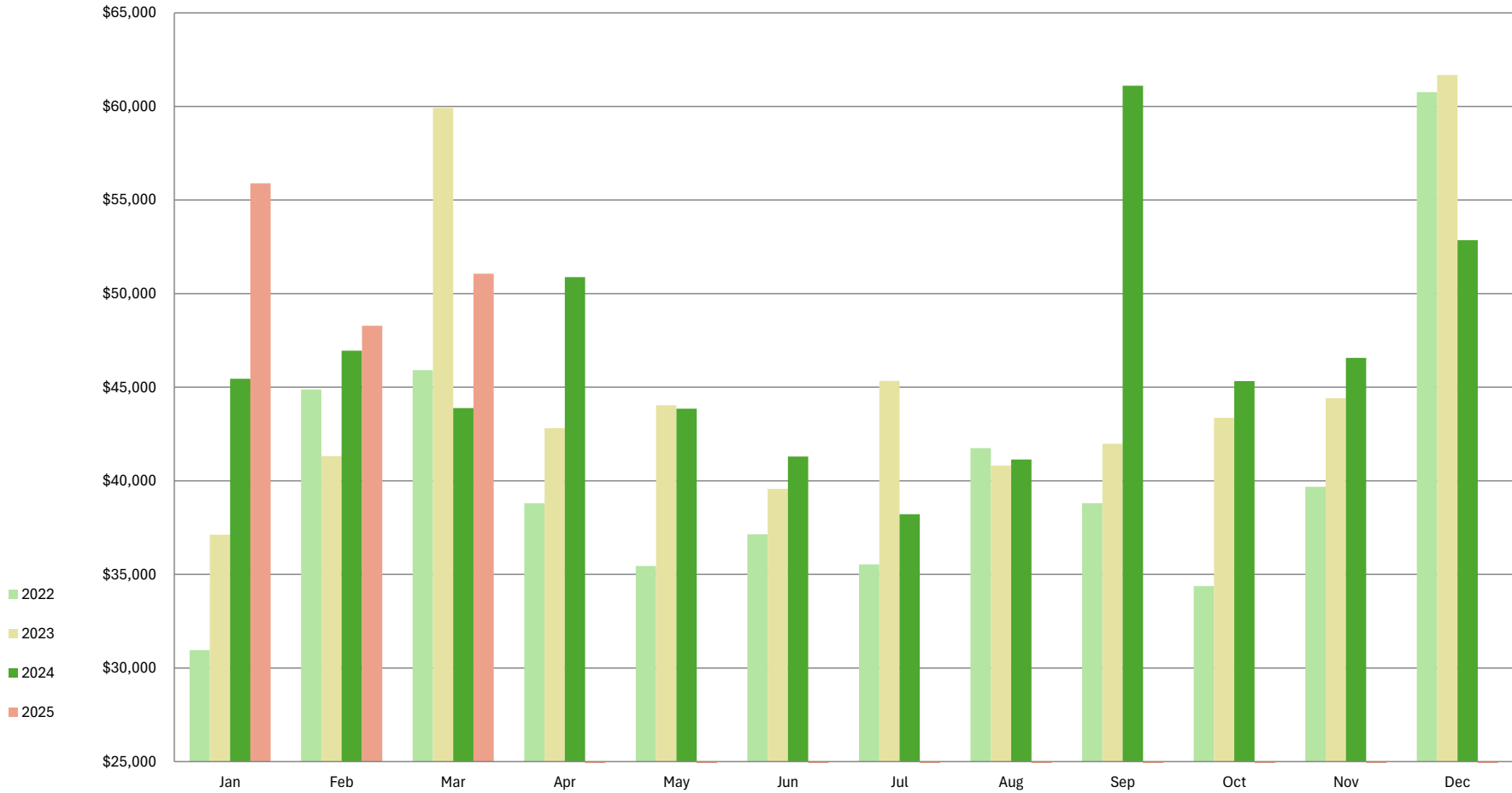
Expenses	8 MONTHS ENDED									Budget	% of Bdgt.
	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Mar-25	Mar-25	03/31/25		
Frye Farm	99,680	111,343	113,217	106,357	108,882	135,458	116,124	183,250	974,311		
Central Services	37,231	20,005	24,332	28,933	9,670	18,794	26,629	15,747	181,341		
Expansion	464	1,473	678	300	160	-	-	996	4,071		
Crossroads	26,680	29,112	26,712	29,389	37,638	24,257	28,935	29,688	232,411		
Jeannette	12,606	12,321	13,177	14,207	13,659	15,641	15,068	14,478	111,157		
Mt Pleasant / Scottdale	8,645	8,785	8,436	8,377	8,781	8,835	8,524	9,079	69,462		
<b>Totals</b>	<b>185,306</b>	<b>183,039</b>	<b>186,552</b>	<b>187,562</b>	<b>178,790</b>	<b>202,985</b>	<b>195,280</b>	<b>253,238</b>	<b>1,572,752</b>	2,735,642	57%
<b>2023/2024</b>	163,899	198,434	178,558	179,512	170,933	183,252	186,387	237,659	1,498,634	Note>>8/12=	67%

	8 MONTHS ENDED									Budget
	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	03/31/25	
Unadjusted Net Income	(19,433)	24,187	(4,825)	(1,368)	88,810	15,390	(3,316)	5,035	104,480	(167,292)
Mortgage Principal	(8,468)	(8,500)	(8,764)	(8,593)	(8,593)	(10,314)	(6,318)	-	(59,550)	
<b>Adjusted Total Profit / (Loss)</b>	<b>(27,901)</b>	<b>15,687</b>	<b>(13,589)</b>	<b>(9,961)</b>	<b>80,217</b>	<b>5,076</b>	<b>(9,634)</b>	<b>5,035</b>	<b>44,930</b>	
<b>2023/2024 Unadjusted Net Income</b>	(636)	(30,511)	38,283	(1,854)	72,116	(1,451)	1,423	(18,203)	59,167	

Available Cash	Mar-25	Feb-25
Total Bank Accounts	1,706,904	1,687,794
Outstanding Payables / Prepaids	(64,293)	(67,853)
Payroll Liabilities	(18,668)	(18,142)
Reserve Commitments	(1,188,615)	(1,174,517)
<b>Unrestricted Cash</b>	<b>\$ 435,328</b>	<b>\$ 427,282</b>

Balances of Select Reserve Accounts:	Mar-25	Feb-25
Crossroads Future Start Up	56,314	54,594
Reserve for Capital Improvement	57,217	48,212
Strengthening Our Future	476,450	482,943

WEEKLY GIVING AVERAGES



Weekly Giving Averages	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Weekly Avg/Mo
2022	\$ 30,953	\$ 44,876	\$ 45,915	\$ 38,804	\$ 35,449	\$ 37,142	\$ 35,532	\$ 41,748	\$ 38,811	\$ 34,379	\$ 39,682	\$ 60,762	\$ 40,338
2023	\$ 37,125	\$ 41,325	\$ 59,924	\$ 42,816	\$ 44,036	\$ 39,578	\$ 45,339	\$ 40,816	\$ 41,980	\$ 43,368	\$ 44,415	\$ 61,679	\$ 45,200
2024	\$ 45,450	\$ 46,953	\$ 43,891	\$ 50,883	\$ 43,857	\$ 41,296	\$ 38,216	\$ 41,142	\$ 61,105	\$ 45,324	\$ 46,573	\$ 52,860	\$ 46,462
2025	\$ 55,892	\$ 48,285	\$ 51,064										\$ 77,620
w=# of weeks	'23=5w		'24, '25 = 5w	'23=5w	'22 = 5w	'24, '25 = 5w	'23 = 5w	'25 = 5w	24 = 5w	'23 = 5w	'25 = 5w	'24= 5w	