

Charter Oak Church

Church Council Meeting Minutes

September 18, 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: Bob Carter, Jordan Morran, Amanda Polinsky, Nick Watson

Guest Attendance: Jon Hartland, Skip Bennett

Prayer: Brian Quinn

Review the August 2025 Meeting Minutes

- **MOTION** by Steve Manges to accept the August Church Council Meeting Minutes.
 - Motion 2nd by Kris Hobaugh.
 - Motion ACCEPTED.

Finance Report: Larry Rybacki

- See the attached document titled **Treasurer Report 09-18-25**

Old Business

- Mid-Town Plaza Updates
 - Building Team Update (Pastor Jon Hartland)
 - The next milestone is to get a cost estimate. We have finalized the floor plan and have made great progress on the site plan (parking lot). The last step is to finalize the exterior design (façade). The architect has provided a preliminary drawing of the exterior design. The team will continue to work with the architect until the façade is finalized. These components will provide what is needed for a cost estimate.
 - Financing (Jason Halfhill)
 - We do not yet have a closing date but have signed an addendum to extend our contingency period to September 26. Negotiations are taking place with the Lutheran Church regarding some issues that have been discovered. Our lawyers have advised not to set a closing date until the negotiations are complete.
 - We are working with a realtor to list the Garden Street property. Photos will be taken tomorrow and then the property will be listed.
 - Additionally, we will be reaching out to a person who has formerly expressed interest in the property.
 - Purchase and Leases (Skip Bennett)
 - We received an updated LMA yesterday from Dollar General, but it still needs one detail resolved (paying for a sign). We need to define a dollar amount for that request. Once that is clarified we want the Lutheran Church to sign it and move forward.
 - Our attorney has communicated with the Lutheran Church to discuss renegotiation of the purchase price due to extensive mold found in a recent inspection.

Charter Oak Church

Church Council Meeting Minutes

September 18, 2025 – Council Meeting

- A conditional use permit meeting with the City of Greensburg will take place next Wednesday. Be in prayer for the outcome.

Questions/Comments from Visitors

- None

New Business

- Update on New Council Member Search
 - Nominations and Applications
 - We have been communicating church-wide about the openings.
 - One member has submitted an application so far. One nominated candidate has said yes to going through the interview process. Chris will continue to reach out to nominees.
 - Search Team Members
 - Kris Hobaugh, Steve Manges, and Larry Rybacki will serve as members of the Search Team to select the candidates for the Church Council Class of 2029.
- Sabbatical Report (Pastor Jon Hartland) – See the attached document titled **Sabbatical Report to Council 09-18-25**
 - Pastor Jon thanked Church Council for praying over him prior to his Sabbatical. God answered the prayers of our Church Council – Pastor Jon was able to reconnect with God, make special memories with family, and restore and recharge in preparation for all that God has in store for him, for Charter Oak Church, and for the Crossroads campus.
 - Pastor Jon expressed sincere gratitude to Church Council for providing our pastors an opportunity for deep restoration and renewed time with God.
 - Pastor Jon believes that the structure of the Sabbatical Policy gave good boundaries, yet freedom to pursue God as the Holy Spirit was leading.
 - The team of primarily volunteers did an extraordinary job of covering all that needed to happen at the Crossroads campus over the eight weeks of Pastor Jon's Sabbatical.
- November Church Council Meeting
 - Pastor Chris Whitehead suggested moving the November Church Council meeting to coordinate with the 2025 Charge Conference.
 - Church Council members agreed to move the November Church Council meeting to Wednesday, November 19 at 7:00PM, immediately following the 2025 Charge Conference.

Executive Session

- Church Council went into Executive Session.

Next Church Council Meeting

- October 16, 2025
 - Start Time 7:00PM
- Our 2025 Charge Conference will be held on Wednesday, November 19 at 6:30PM at the Frye Farm Campus.

Charter Oak Church
Church Council Meeting Minutes

September 18, 2025 – Council Meeting

Respectfully Submitted,
Kristi Fellers
September 18, 2025

DRAFT

Treasurer's Notes: Aug '25

** Numbers are based on a Revenue Budget of \$2,711,103, and an Expense Budget of \$2,590,854

		1 MONTH ENDED			
Revenue	Aug-25	08/31/25		Budget	% of Bdgt.
Frye Farm	165,517	165,517			
Central Services	-	-			
Expansion	983	983			
Crossroads	31,423	31,423			
Jeannette	10,936	10,936			
Mt Pleasant / Scottdale	15,172	15,172			
Totals	224,031	224,031		2,711,103	8%
2024/2025	165,873	165,873	Note>>1/12=		8%

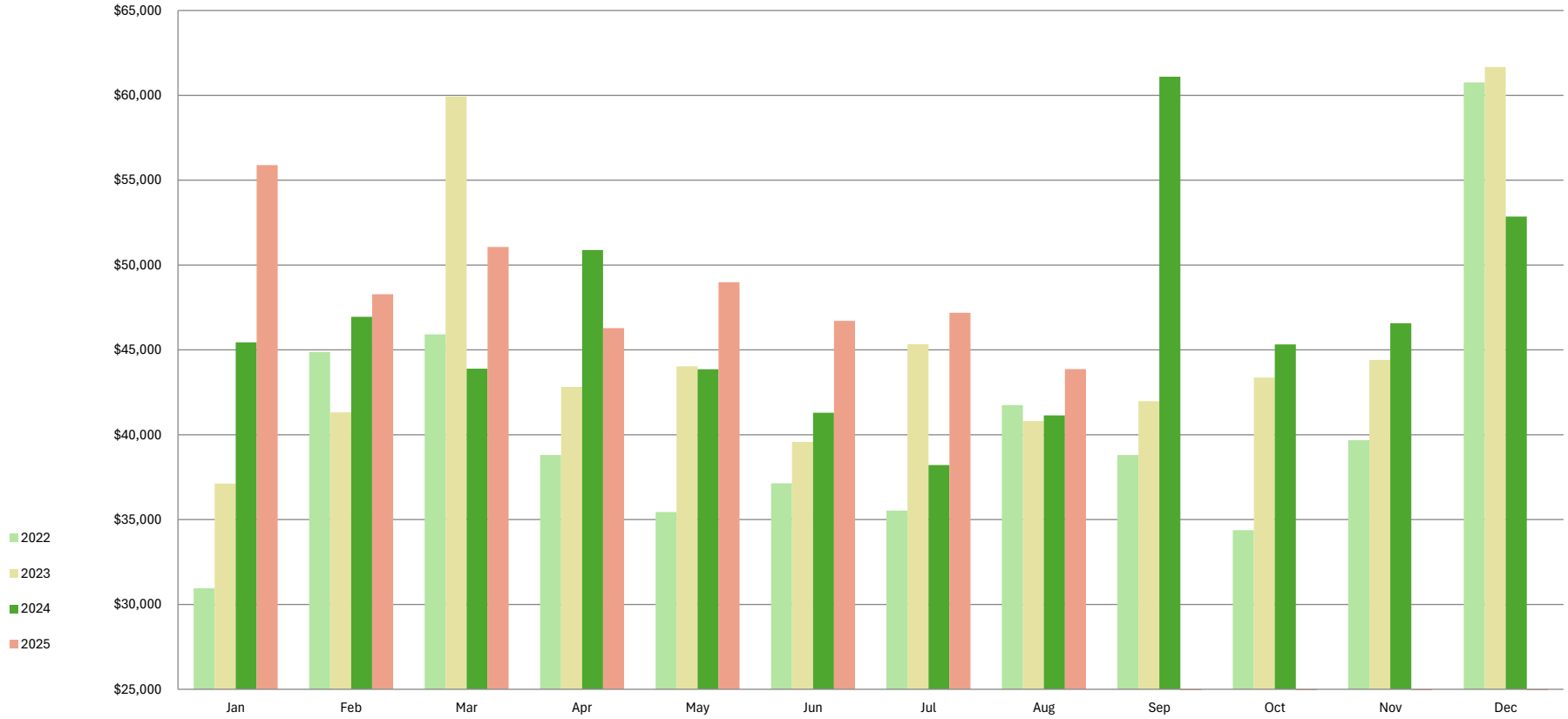
		1 MONTH ENDED			
Expenses	Aug-25	08/31/25		Budget	% of Bdgt.
Frye Farm	103,038	103,038			
Central Services	20,819	20,819			
Expansion	983	983			
Crossroads	29,518	29,518			
Jeannette	12,432	12,432			
Mt Pleasant / Scottdale	5,026	5,026			
Totals	171,816	171,816		2,590,854	7%
2024/2025	185,306	185,306	Note>>1/12=		8%

		1 MONTH ENDED			
	Aug-25	08/31/25		Budget	
Unadjusted Net Income	52,215	52,215		120,249	
Mortgage Principal	(8,956)	(8,956)			
Adjusted Total Profit / (Loss)	43,259	43,259			
2024/2025 Unadjusted Net Income	(19,433)	(19,433)			

Available Cash	Aug-25	Jul-25	
Total Bank Accounts	1,802,928	1,765,271	37,657
Outstanding Payables / Prepays	(91,755)	(92,180)	(425)
Payroll Liabilities	(20,526)	(20,383)	143
Reserve Commitments	(1,313,266)	(1,303,172)	10,094
Unrestricted Cash	\$ 377,381	\$ 349,536	\$ 27,845

Balances of Select Reserve Accounts:	Aug-25	Jul-25	
Crossroads Future Start Up	18,565	18,215	350
Reserve for Capital Improvement	242,785	233,382	9,403
Strengthening Our Future	428,560	436,985	(8,425)
Reserve Capital Campaign	350,000	350,000	-

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	\$ 46,289	\$ 48,993	\$ 46,715	\$ 47,192	\$ 43,869					\$ 48,537
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	