

Minutes of the SUB-EXECUTIVE OF HAMILTON CONFERENCE

April 12, 2016



"Holy Shift!"

Authority

The Sub-executive of Hamilton Conference met by teleconference call on Tuesday, April 12, 2016 at 3:00 p.m. A quorum was present.

Calling of the Roll

Peter Hartmans called the roll:

Present:	Peter Hartmans	Executive Secretary
	Gord Dunbar	President
	Heather Leffler	President Elect
	Ted Smith	Past President
	Amy Hill	Co-Chair, Halton Presbytery
	Dale Skinner	Co-Chair, Halton Presbytery
	Jean Bethune	Chair, Hamilton Presbytery
	Margaret Blewett	Chair, Niagara Presbytery
	Sarah Leffler	Chair, Waterloo Presbytery

Regrets: Micol Cottrell, Adrienne Robertson

Recording Secretary: Barbara Hampson

Constitution

President Gord Dunbar constituted the Court in the name of Jesus Christ to deal with the business that might properly come before it. He opened the meeting with scripture, reflection, and prayer.

Agenda

Motion: Heather Leffler/Amy Hill

That the agenda be approved as circulated and amended:

CARRIED

Executive Minutes

Motion: Amy Hill/Margaret Blewett

*That the Hamilton Conference Sub-Executive approve the minutes of the **March 10, 2016** meeting of the Sub-Executive of Hamilton Conference as distributed: **CARRIED***

Correspondence

Peter Hartmans provided background information.

Motion: Dale Skinner/Jean Bethune

*That the list of correspondence regarding Andrew King and Halton Presbytery (Appendix A –E58) be received for information: **CARRIED***

Hamilton Conference Interview Board Recommendations

Jenny Stephens provided background information.

The Sub-Executive agreed to defer these motions to the Executive agenda for April 28, 2016.

Five Oaks Board Closure Recommendation (Appendix B – E 59)

Peter Hartmans and Ted Smith provided background information. Discussion followed.

Motion: Dale Skinner/Jean Bethune

*That the Sub-Executive of Hamilton Conference, with profound sadness, accept the recommendation of the Five Oaks Board of Directors that Five Oaks cease operations effective November 15, 2016: **CARRIED***

*One Abstention: **Ted Smith***

Gord Dunbar offered prayer for Five Oaks. Ted Smith offered thanks to the Sub-Executive on behalf of the Five Oaks Board.

Approval of Corporation Boards

Motion: Heather Leffler/Margaret Blewett

*That the Hamilton Conference Sub-Executive approve the list of directors for Wesley Robins Retirement Village (Appendix C - E 62). **CARRIED***

Motion: Amy Hill/Heather Leffler

*That the Hamilton Conference Sub-Executive approve the list of directors for Chalmers Community Service Centre (Appendix C - E 64). **CARRIED***

New Conference Personnel Minister Recommendation

Peter Hartmans provided background information.

Motion: Jean Bethune/Heather Leffler

That the Hamilton Conference Sub-Executive accept the recommendation of the Hamilton Conference Staff Committee that the Rev. Diane Blanchard be appointed Conference Personnel Minister, Category 8.

CARRIED

Gord Dunbar offered prayer for all the candidates for Personnel Minister, for Diane Blanchard, and for the Conference.

Contract Person in Jenny Stephens' Absence

Peter Hartmans provided background information.

Motion: Sarah Leffler/Amy Hill

That the Hamilton Conference Sub-Executive accept the recommendation of the Hamilton Conference Staff Committee that Hamilton Conference contract with the Rev. Fred Monteith on a part-time basis for up to ten weeks to do the work of Personnel Minister after Jenny Stephens leaves at the end of April.

CARRIED

Persistent Friends

Peter Hartmans reminded the Sub-Executive that Hamilton Conference has fewer staff members now and some presbyteries may not have as much support from Persistent Friends as in the past, and he would appreciate knowing if any presbytery has a particular need.

Remits

Peter addressed confusion about Category 3 remits and affirmed that pastoral charge votes do matter in determining whether or not these remits will pass. He reminded the Sub-Executive that a failure to vote counts as a “no” vote.

Adjournment***Motion to Adjourn: Ted Smith***

Gord Dunbar closed the meeting with prayer. The meeting was adjourned at 4:25 p.m.

Next Meeting:

The Executive of Hamilton Conference will meet April 28, 2016, 9:30-3:30 at the Conference Office.



LIST OF CORRESPONDENCE
HAMILTON CONFERENCE EXECUTIVE
April 12, 2016

The following correspondence comes to the April 12 2016 meeting of the Sub-Executive of Hamilton Conference:

FOR INFORMATION:

1.	February 23, 2016	Letter Harold DeVenne, Co-Chair, Halton E & S Committee, to Peter Hartmans
2.	February 24, 2016	Letter from Peter Hartmans to Andrew King
3.	March 11, 2016	Letter from Nora Sanders, General Secretary, to Harold DeVenne
4.	March 31, 2016	Letter from Peter Hartmans to Harold DeVenne



April 11, 2016

Dear Hamilton Conference Sub-Executive:

As you know, Five Oaks has been moving through a carefully-planned yet bold redevelopment strategy.

Along the way, we have had many “markers” as to when we would proceed with redevelopment and when we would stop redevelopment to ensure donor money was carefully stewarded.

In light of several pieces of work now completed, the Five Oaks’ Board of Directors has come to the difficult decision to stop redevelopment and is recommending closure of Five Oaks for mid-November 2016.

The formal motion from the Board of Director’s April 7, 2016 minutes read as:

“Motion: With profound sadness we recommend to Hamilton Conference that Five Oaks cease operations effective November 15, 2016. Fred / Ted. Carried.

The information leading to this decision includes:

1. Currently, Five Oaks continues to lose money. Despite reducing expenses by \$80,000 in 2013 and holding these expenses down, increasing the number of new grants, donations staying steady and increasing our hosted groups by 40% over the last 3 years, Five Oaks continues to lose money. We have the most incredible donors and supporters so it’s certainly not for lack of very generous, committed people.

Five Oaks, for decades, has lived in a precarious financial situation and as the buildings age, capital needs become greater and cost of living rises, we are reaching a breaking point. In light of this, we are also aware that conference grants and general council grants may be reduced and eliminated over the next couple of years as the church structure shifts.

Even if grants continue to be supported, Five Oaks will likely meet its maximum line of credit in late 2017. The Board of Directors does not believe it is in the best interest of the organization & staff to bankrupt Five Oaks before closure and has chosen to act proactively.

2. On March 11, 2016, we received the Business Plan from the consultants we have been working with for the past year. The consultants indicated they believe there could be potential for a viable, break-even business model (in a mature state so after several years) for what we were proposing to become (off-grid with a focus on Right Relations, spirituality and ecology).

However, the Business Plan indicated a number of major concerns including:

- a. The consultants have never seen an organization or company attempt the “flip” we are proposing. They flagged this as very high risk.
 - b. We would need to become a high priced, tourist resort. The price-point that we would need to charge per night (not including meals) is around \$200/night. We would be inaccessible to many people including most of our current constituency.
 - c. The new business model would be sales-driven. The danger with this model is that it would be prone to focusing on sales targets and could easily lose sight of mission.
3. The financial resources Five Oaks would require to make a high-risk “flip” in operations into a high priced business model includes:

\$4.5 million for new main building and eco accommodations

The break down includes:

- \$1,750,000 million for construction of the main building and dome (includes solar, wind systems, heating and cooling, bathrooms etc.)
- \$1,000,000 for massive renovation of 3 retreat houses to totally green and make them off-grid and high end (\$625,000) adding 16 bedrooms + eco accommodations such as tiny houses which are priced at \$75,000 each x 5 (\$375,000).
- \$250,000 septic, leaching beds, water lines, water systems, new phone lines etc.
- \$250,000 associated construction costs (site grading, parking lot, road ways, outdoor lighting etc.)
- \$500,000 decommissioning (attention to asbestos)
- \$500,000 contents (beds, mattresses, furniture, kitchen equipment, office equipment, meeting space furniture etc.)
- \$250,000 landscape

Some of these numbers could be on the lean side. These numbers do not include any renovation for the lower field.

\$1.5 million (average of \$250,000/yr.) for operating money over a 5-6 year period until the new business model reached a mature state and could break even.

\$250,000 to hire the human resources required for a 2 year period to support the construction of new buildings and to reposition the business.

\$200,000 to offer severance to staff – which includes many long term staff – in order to right-size the operating model.

So a grand total of approximately \$6,450,000 would be required in its entirety by later this year and into next year.

We would also require access to cash for overages should construction exceed our planned budget.

4. Access to money is an issue. We are not able to secure any more money from banking institutions. We have also not been successful in securing money from corporations and other investors although several attempts have been made. This means that all our financial resources need to come from within a church... a church that is preparing to have its own financial resources right-sized.

5. Early on in the process, we identified key church stakeholders that we would first approach to ask for money. In order for the capital campaign to be successful, we needed to secure 80% of the funds upfront and then raise the remaining 20% from general donors. Through recent conversations with stakeholders, we have learned that the amount of money we require is very likely not available.

If the Board chose to proceed, our next step would be to invest a large amount of donor money into producing architectural drawings.

Given the information above, the Board of Directors unanimously voted that we have done enough work and received enough good information to make the heart-breaking decision to stop. We are experiencing profound sadness with this decision. With the profound sadness, we also feel comfort that the right decision has been made.

We do trust that God is up to something great.

Please know this is just our first communication. The Board has a fully developed closure plan and with staff, will be working to ensure the closure has integrity and honours Five Oaks' beautiful legacy.

We certainly need your prayers for peace and comfort. We are holding you in our prayers, as well.

At this time, we will turn towards each other for love not against each other in anger. We trust in God's will and find peace in this decision.

Many blessings,

Melissa Connor

Melissa Connor

Executive Director

Five Oaks Education & Retreat Centre



CORPORATE INFORMATION FOR THE YEAR 2016

PRESIDENT
VICE PRESIDENT
TREASURER

ROSS POWERS
SHARON NOILES

TOM BACOLINI

SECRETARY

PAT WORDEN

DIRECTORS

TOM BACOLINI	905-228-3592
CRAIG EVANS	905-401-0828
JANE KORUNA	289-820-7170
JIM MARTIN	905-735-0472
SHARON NOILES	905-735-1295
SUE NAPPER	289-897-9074
SHARON OLESVICH	905-788-0203
ROSS POWERS	905-984-9327
<i>CAROL SERNASIE</i>	<i>905-734-8642</i>
BETH WRIGHT	905-714-1803
PAT WORDEN	905-735-2844

The Board of Directors can be contacted by email at board@wesleyrobins.ca

EX-OFFICIO DIRECTOR

CHAIRPERSON OF THE TRUSTEES– WESLEY UNITED CHURCH: NA

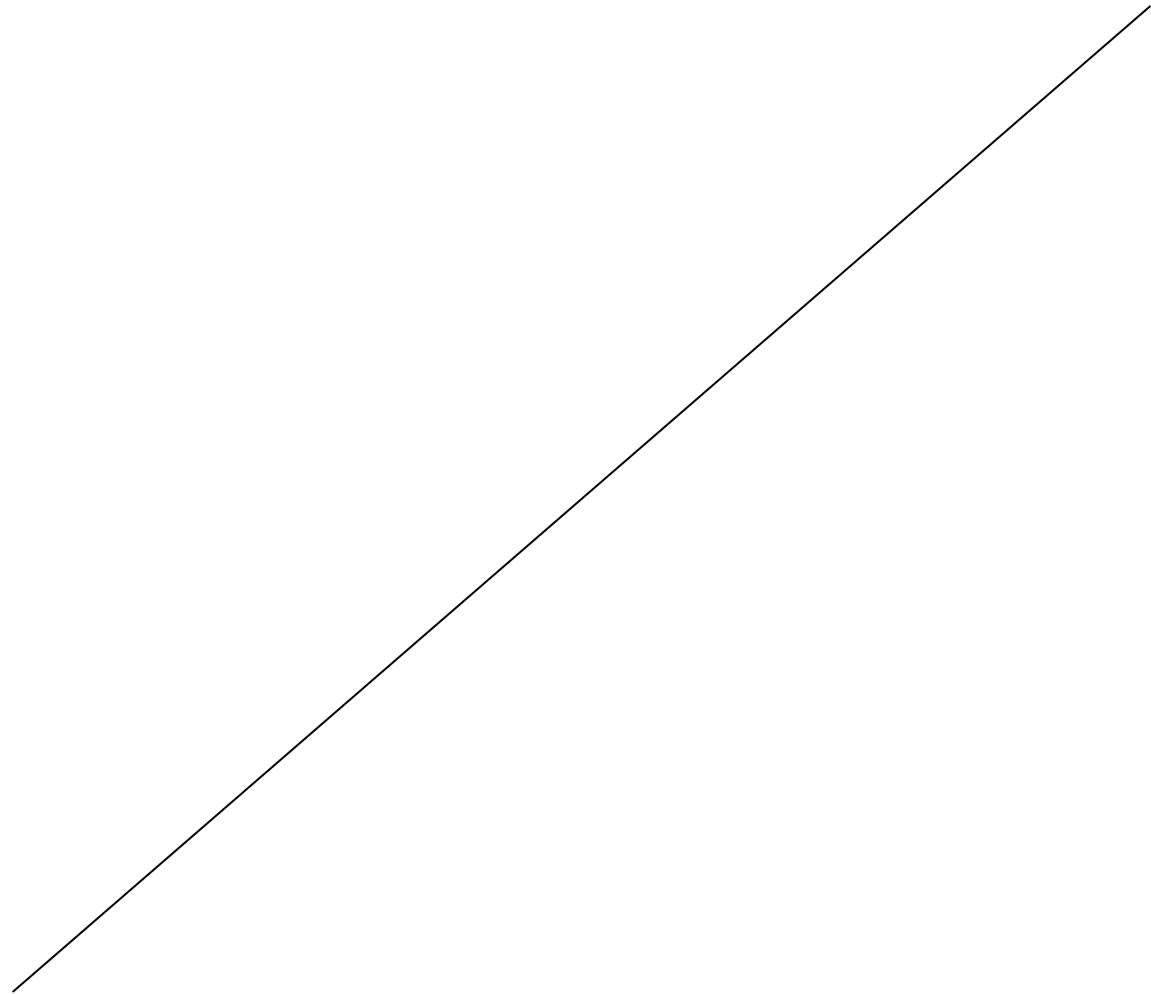
***PRESIDING MINISTER OF WESLEY UNITED CHURCH:
WRIGHT**

REV. KIM

905-735-5912

ADMINISTRATOR:

KIMBERLY POWERS



**CHALMERS COMMUNITY SERVICE CENTRE
OF
THE UNITED CHURCH OF CANADA
MEMBERS OF THE BOARD, 2016-2017**

Board membership:

Peter Gill, Chair of the Board, April 1, 2012, LAST year

70 Forest St. Guelph, ON N1G 1H9

peter.gill@sympatico.ca 519-767-1244 (hm)

(3rd year of 2nd three year term) Appointed March 6, 2011

Sue Couillard, Vice-Chair of the Board, LAST year

48 Sanderson Dr. Guelph, ON N1H 7E6

pclarke0184@rogers.com 519-763-0184 (hm)

(3rd year of 2nd three year term) Appointed March 6, 2011

Ron Baker, Secretary-Treasurer,

16 Sandpiper Dr. Guelph, ON N1C 1E2

ron@voguelph.ca 519-824-4120 X 56348 (wk)

519-824-4377 (hm)

(2nd year of 1st 3 year term) Appointed July 7, 2015

Roberta Porter,

295 Water St., Unit 5 Guelph, ON N1G 2X5

robertaporter@rogers.com 519-763-5828

(2nd year of 2nd 3 year term) Appointed April 1, 2012

William Higgins,

6 Terraview Cr. Guelph, ON N1G 5B1, LAST year

whiggins@sympatico.ca 519-824-4012

(3rd of 2nd 3 year term) Appointed April 1, 2012

Kelli Arppe,

85 Kingsmill Ave., Guelph, ON N1E 5W1

kelli.d.arppe@gmail.com 519-837-3723

(2nd year of 2nd 3 year term) Appointed April 1, 2012

Ross Cressman,

17 Chad Place Guelph, ON N1H 6V4

rcressman@wlu.ca 519-836-6958 (hm)

(2nd year of 2nd 3 year term) Appointed April 1, 2012

John Buttars,

35 Dean Ave. Guelph, ON N1G 1K6

bjbuttars@sympatico.ca 519-822-8891

(1st year of 2nd 3 year term) Appointed April 7, 2013

Heather Allan,

34 Fairview Blvd. Guelph, ON N1G 1H4

heathermallan@yahoo.com 519-763-3294 (hm) 519-400-2311 (cell)

(1st year of 2nd 3 year term) Appointed April 7, 2013

Matt McQuade,

100 Liverpool Street Guelph, ON N1H 2L7

matt@champion.ca 226-821-4114 (cell)

(2nd year of 1st 3 year term) Appointed April 12, 2015

David Bocking,

2 Beattie St. Guelph, ON N1H 8N1

dbocking@rlproyalcity.com 519-993-5379

(2nd year of 1st 3 year term) Appointed July 7, 2015

Staff:

Administrator: Diana Sterenberg

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Program & Volunteer Coordinator: Sarah Dermer

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Custodian: Kent Lewis

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