

***Approved***

**NTUC Board of Trustees  
Special Called Meeting Minutes  
NTUC Classroom B  
Tuesday, August 9, 2011**

This special meeting was announced by President Larry Watson at the August 2 regular Board meeting to allow the Buildings and Grounds team to present cost information on repair/replacement of the main boiler and to determine ways funds can be raised.

**Call to Order:** Larry Watson called the meeting to order at 6:06 p.m.

**Mission, Vision, and Intentions:** Led by Ann Royalty.

**Meditation:** Led by Wayne Dorsey

**Board Members Present:** Wayne Dorsey, Alice Frazier, Jo Keaveney, Ann Royalty, Star Staubach, Larry Watson

**Board Members Absent:** Leslie Sharp

**Visitor(s):** Lyn Bonhaus, Ed Fulton

**Agenda:** The agenda (*see attached*) was accepted as amended.

**Special Orders**

**Buildings & Grounds HVAC Report**

Ed Fulton provided a written summary of heating and air conditioning work needed at the Center. Priority 1 is to replace the main heating system boiler at a cost of \$20,000. This is based on a firm estimate from Adams Heating and Cooling on Beechmont Ave. Ed is currently removing the old boiler, which was not repairable. This will save the Center the contractor's estimated removal cost of \$2,000. The \$20,000 price is for installation only and is separate from the removal estimate. The price includes installation and a 5-year warranty on all parts and a 1-year warranty on labor.

Priority 2 would be to repair or replace two air conditioner compressors, one a 3-ton unit for the chapel, the other a 5-ton unit for the library, bookstore, receptionist office, and hallway. Ed's estimate to repair the two compressors is \$2,200. He would donate \$500 plus his labor for this repair if the Board approves.

Ed noted that an additional air conditioning unit in the balcony needs a new compressor, which would probably cost about \$600.

**Spiritual Practice Center Refinance, Special Membership Meeting, Bank Update**

US Bank is not likely to approve the refinance package we submitted. Peggy Loftus, external accountant used by NTUC, met with the bank on August 9. She concluded "that US Bank will not restructure the debts owed to US Bank at this time and that Rev. Doris Hoskins will not be relieved of responsibility for the line of credit until it is repaid in full and the loan is closed." (*Her complete letter is attached.*) The line of credit was opened in Rev. Doris's name several years ago when the Center needed additional funds very quickly. The Board agreed that the best way forward would be to pay off the line of credit, which has just under \$40,000 remaining to be paid.

***Approved***

**Motion:** Wayne Dorsey moved that we have a Town Hall meeting on August 28 for the purposes of (a) requesting not less than \$60,000 for immediate needs (to include \$20,000 for a new boiler and \$40,000 to pay off the line of credit loan) and (b) to share updates and discuss the transition process.

The motion was seconded and passed.

A letter announcing the Town Hall meeting will be mailed no later than August 18 to active congregants. It will also be publicized through the email blast, the Weekly Messenger, on the Center's Facebook page, and on Twitter. Larry Watson and Star Staubach will contact selected congregants to request "jump-start" contributions toward the \$60,000 prior to the Town Hall meeting.

**Committee of the Whole**

The Board went into Committee of the Whole to discuss personnel issues.

**Closing**

**Closing Prayer:** Jo Keaveney closed the meeting with prayer.

The meeting was adjourned at 9:15 p.m.

Submitted,

Ann P. Royalty  
Secretary, Board of Trustees  
New Thought Unity Center