

Harris Chapel United Methodist Church

Church Council Meeting

Special Called

May 1, 2011

Darrell Day called the meeting to order, and Bro Bob opened with prayer.

This meeting was scheduled to discuss the future of the parsonage. Darrell presented a slide show of things need concerning the parsonage and gave a brief synopsis of past discussions.

Time was given for any questions and comments from the congregation concerning selling or renting. Pictures of the front and back of the parsonage were shown. Pros and Cons for selling or renting were discussed.

Rent:

Pros: Parsonage is paid for  
Possible Income from Rent (if Pastor has own home)

Cons: Maintenance & Upkeep costs  
Insurance  
Utilities (Phone, Heat & Air, Water, & Propane)  
Lawn Care  
Cleaning Costs between Pastors and/or tenants  
Rent loss for non-payment  
Destruction from renters  
Cost of Realtor to manage property  
Loss of Tax Exempt status  
Can not insure if left empty  
Do not have personnel to maintain in the manner it should be maintained  
Possible Vandalism if left empty.

Sell:

Pros: No maintenance  
No Utilities  
No headaches with possible tenants  
Proceeds for future capital investments  
No insurance worries about parsonage being empty  
Lower expenses, resulting in lower apportionments.

If we need housing for pastor in the future we can adjust salary to include housing allowance and the pastor can secure own housing, or we can build another parsonage on church property we already own.

Cons: Do not have residence for pastor  
Loss of Rental Income  
Loss of Capital Investment Income

Pictures of property behind the church were shown. Plat of church property shows 3 separate plots all joined with plenty of room to build another parsonage later if needed.

Paper ballots were issued with block to sell or keep to be marked to all in attendance. Vote results were:

Sell	28 votes
Keep	1 Vote
Abstain	1 Vote

A brief discussion followed concerning selling it ourselves versus hiring a realtor. It was noted that we would have more exposure and less work for trustees if we used a realtor. Also an appraisal would be needed. Discussion concerning getting the best possible price and establishing the bottom line to be accepted.

No other business was discussed and meeting was adjourned.

Respectfully submitted

Patty Wilcox  
Church Council Secretary