

Minutes of August 14, 2009 Brighthouse United Church Board

Attending: Bill Murdoch
Stuart Appenheimer, Chair, Pro Tem
George Phillips, Recording Secretary, Pro Tem
Heather Gater

Quorum: 1/3 of Board is present

Opening Prayer: Stuart

Purpose: Hear offers to rent small house to Church of God in Richmond (COGIR) or outside renter. Discuss how to choose.

Questions from board members

- How does the COGIR want to rent?
- When did we hear that the present tenant was leaving? July 29th from Rod. There was a suggestion that David Ni knew on July 11th.
- If someone knew on July 11th why did it take so long?
- Rent paid for month? - \$500.00
- Damage deposit? - \$750.00

The property committee (Bill Murdoch, Fred Wittig, Ken Clausen) approached COGIR. The house will be ready for occupancy on August 15th.

The rent that COGIR will pay is \$1,200.00 per month. Do we want to do a trial until the end of 2009 or match the period to the church property rental period (2 years)?

The present tenant did not have full use of the house from the period of July 5th to July 16th.

According to his present lease (BC approved lease) the tenant should pay until September 5th.

We still do not have termination notice and do not have the key.

Rental sign put up on property by Bill Murdoch as soon as he was aware that the renter was leaving.

There are currently 8 people plus COGIR interested in the property.

Motion by Bill Murdoch to accept COGIR rental *in principle*:

Second by George Phillips

Based on August 11th letter from Wesley.

This is a summary of the discussion that followed:

Pros:

Unchanged property tax status

We may inspect property as needed

We know whom we are dealing with

Con:

If COGIR leaves we will lose a lot of rental income at once

Past negotiations very stressful

Accountability – not respectful of our property

Concerns:

Will not have control of the house – they can have tenants come and go as they please.

Do we want them to have this much control?

A trial period from now to December 31, 2009 seems like a good idea.

They want the house alarmed. (They will monitor the full church. Bill Murdoch will take care of this by using a wireless system with a cost of about \$200.00)

Will they cook for large groups on a regular basis in the house?

BUC will pay for landscaping

COGIR will pay for utilities

Damage deposit – ½ month's rent (\$600.00)

Motion: All in favour

Passed by all

Bill Murdoch will draft agreement for Tuesday August 18th Board meeting.

Agenda for Tuesday:

1. Define rentals under Property Committee – revision of Ministry model
2. Submission of COGIR rental agreement
3. Ads in the Richmond review
4. \$3,500.00 advance to Basil Construction re insurance repairs to small house
5. Date of September Board meeting
6. Funding (\$500.00) for George Phillips training on accounting system

Stuart Appenheimer – closing prayer

Rev Stuart Appenheimer
Chair pro tem

George Phillips
Recording Secretary pro tem