



The vestry was called to order at 7:15 pm, once a quorum (2/3) was present.

**Attendance**

Nicholas Morris-Kliment (Rector)	X	Duncan Allen (Treasurer)	X	Jeff Murphy (Warden)	X	Stan Hitron (Warden)	X
David Carnahan (Clerk)		Ingrid Melvin		Janet Haines	X	Annie Russell	X
Phil Trussell		Bob Keener	X	Stefano Migliuolo	X	Phil Bergen	X
Michael Niden	X	Patty Smith	X	Tim Lysaght	X	Denise DeGroff	X
Linnea Wren	X						

**Worship/Christian Learning Chair: Nick      Timekeeper: Stan**

Nick opened with Evening prayer from the Prayer Book.

**New electronic organ**

The following motion was presented to the vestry:

*The Vestry authorizes the Wardens or their appointed representative to enter into a contract with Meta Organ Works to purchase, install, and maintain a new organ for the main church for an amount not to exceed \$100,000 dollars. Entering into this contract is contingent on successfully meeting all the following preconditions prior to signing:*

- *Funding sources of at least \$50,000 must be secured by receipt of gifts or written pledges to donate to the organ fund with at least \$45,000 being payable to Christ Church no Later than March 1, 2020.*
- *A plan for the disposition of the old organ pipes is agreed to by the Property Committee, Music Director, and Meta Organ works.*
- *An attorney selected by the Rector and Wardens from the membership of the church has reviewed the contract, pro bono, and recommended execution by the Wardens or designee following the acceptance of all language changes requested by the church.*

In discussing the motion, it was noted that \$25,000 from the West Bequest to the Music Program has been allocated by the Music director for the purchase of the organ, and in a quiet appeal, sufficient money has been raised to indicate that the \$50,000 fundraising goal will be reached by the deadline once the appeal goes public at the Annual Meeting in early February.

Also discussed was the timing of the contract initiation. The process for manufacture, installation, and testing of the organ takes about six months and there is a need to get on the organ maker's schedule with the hopes of doing the installation work over the summer when the main church is not used.

The Vestry was also assured by the Nick, our Rector, that Pam, the music director, has agreed to get in writing the amount and date of contributions pledged so far in the quiet appeal.

There was some discussion of how to raise remainder of funds with the recognition that a plan for a public campaign must be ready to launch at the Annual Meeting.

**Motion carried unanimously**



Next steps were agreed to:

- Wardens will find an attorney in the parish to review the contract.
- Wardens will ask the Organ Committee for talking points to be distributed to Vestry so that the congregation's questions can be answered succinctly and authoritatively.

### **Information about Ongoing Church Business**

#### **Parish Administrator**

The top two candidates have had their references checked and the position will be offered to our top candidate, who will be able to start the Monday after Thanksgiving. Thanks were expressed to the search committee, Jeff, Nick, with special thanks to Ingrid Melvin for doing much of the heavy lifting in reviewing the applications, and to Pam Goody, Dorothy Rifai, Ken Cook, and MaryAnn Badejo who helped with interviewing the candidates.

#### **61/65 Rosemary**

Jeff Murphy updated the Vestry on the discussions he and Phil Trussell had with Attorneys Roy Cramer and Evans Huber. Roy has previously researched our property issues and has enlisted his partner Evans' help in working with the Church, Evans has met with Commissioner Roche to discuss what would be needed in order for him to support the creation of a buildable lot at 61 Rosemary by using some of the property at 65 Rosemary Street. Based on this discussion, Evans and Roy have scoped out the legal work needed to prepare the necessary filings for Commissioner Roche and the Needham Planning Committee following a survey of Christ Church's property. They anticipate their fees for their services to be between \$ 10,000 - \$ 15,000. After a brief discussion, the Vestry approved the Wardens' moving forward with the signing of the engagement letter for these services.

*Motion: The Vestry authorizes the Wardens to enter in a letter of engagement for the services of Cramer, Rosen, & Huber, Attorneys at Law to do the legal work necessary to shepherd through the Needham Planning Committee and other appropriate town offices, the approval of a buildable lot at 61 Rosemary St.*

#### **Motion carried with those present voting yea except for two abstentions.**

Not seeing any use for 65 Rosemary through the winter The Property Committee was charged with arranging the shut off of the utilities and winterizing the plumbing system at the property so as not to incur utility expenses or risk damage from freezing pipes over the winter.

Please note that Circle of Hope has successfully completed their move to 1329 Highland Avenue. All are encouraged to see the beautiful new facilities and continue with their contributions. Look for the sign with COH's colors and the driveway on the north side of Doherty and Sons Funeral Home on Highland. Take the driveway to COH in the building in the back.



### **Thanks!**

To Janet Haines and Denise Degroff and those enlisted to help for organizing and serving the very successful lunch in celebration of the 125th Anniversary and Bishop Gates' visit.

### **Vestry Elections**

Phil Bergen, Chair of the 2020 Vestry Elections Committee reported that two parishioners are considering running for two of five openings on the Vestry and Stan Hitron, who filled in this year for a resigning Warden, agreed to run for that open position for 2020. Parishioners are encouraged to pray for discerning God's call to service in God's wonderful church, and if heard, to respond to that call by this December 9 as our by-laws require that candidates for open positions be posted two months prior to the annual meeting.

### **Stewardship**

Stefano Milgiuolo reported that so far we have received 57 pledges of about \$165,000. This is in line with Stewardship Campaigns over the last two years. Ingathering is this coming Sunday.

After this the Stewardship Committee (Ellen Volpe, along with Stefano) will compare this year's results with last year's and contact those who are still in the parish and have not yet pledge.

### **Rector's Sabbatical**

The Rector's application for Sabbatical funding from the Diocese was about half the amount requested. Nick will need to revise his plans in consultation with his parishioners' advisory committee.

**Motion to adjourn made, seconded and passed at 9:07 p.m.**

### **Calendar**

Campaign: October 20-November 24

Saturday, December 14: Christmas Fellowship event

Sunday February 9, 2020, Annual Meeting

March 6/7, 2020, Vestry Retreat, Bethany House of Prayer, Arlington