



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)	X	Ingrid Melvin	X	Janet Haines	X	Annie Russell	X
Phil Trussell	X	Bob Keener	X	Stefano Migliuolo	X	Phil Bergen	X
Michael Niden		Patty Smith	X	Tim Lysaght	X	Denise DeGroff	X
Linnea Wren	X						

Worship/Christian Learning Chair: Nick

Formation

The meeting started with a condensed version of Evening Prayer, Rite II and a reading from the Tanakh, Jeremiah 5, 18-31.

Information & Discussion

Organ Committee Report (Pam Goody & Charles Raines, Ed Brailey, & Dorothy Rifai 7:30-8:00)
See Appendix A.

The current organ is a combination of both pipes and speakers. We currently have an organ console that houses 4 keyboards and two footboards. The proposed console would have three keyboards. The size of the current console is so large that the organist cannot see much. A smaller console, facing the choir, would let the organist communicate with and/or direct the choir if needed, as well as see the congregation. With this proposal, there's no plan to remove the pipes, which could be sold. Speakers would be hung in one chamber within the current housing. Some smaller pipes will have to be removed and stored. The Hauptwerk organ sampling software used by the Meta Organworks firm has ~15 years of background. It is their software platform that runs the organ, and Hauptwerk has sampled organs from around the world. Nine sample sets are offered in the proposal for us, to create various voices. Meta Organworks (Dan Lemieux) will do the installation. We expect this to be ~20 year solution before replacing the speakers. We currently spend about \$1,600 annually on tuning, with other, frequent, unanticipated repair costs.

Rector's Report

Nick reports that all is well, Church School is up and running, as is Youth Group; seven youth were confirmed this past week. The Youth Choir started this week with five youth. Nick is considering having laypeople take turns running the 5:30 service instead of doing all three services each Sunday himself. Alternatives were discussed. Nick is helping Mike Niden with the Youth Yroup. Monthly guest preachers are working well.

We need someone to organize the 125th anniversary luncheon planning. Those Vestry members rotating off will be appointed to the Election Committee in advance of the Annual Meeting, Feb 9, 2020. Nominations due December 9.

Nick encouraged attendance at Resource Day, Sept 28, 9:30-3:00 at St. Paul's Cathedral Church, and a conversation dinner on Sept 24th, to learn about the Way of Love, a program of practices meant to strengthen our relationships with Jesus, as individuals and congregations within the Diocese, as part of the Body of Christ.



61/65 Rosemary Update (Phil)

Phil met with the Needham Building Commissioner, who assured us that we could build on our lot. He said that if we could assemble a 10,000sf lot, it would be allowable. A new conforming lot on 61 would be about 80 x 130ft. The remainder of 65 would be nonconforming, and contiguous with the lot on which the Church is built. A survey will be done to establish the exact sizes of the lots. Jeff is looking at refinancing thru Needham Bank.

Property/Capital Needs (Tim)

This is the last of the Walsh bequest expenditure request we approved earlier this year. The kitchen needed a new stove and that requires a fire suppression system. The expenses we incurred with the leaking roof wiped out the funds we had allocated for this. All of the other first five projects prioritized for the Walsh bequest are basically done. The Walsh bequest has ~\$45 remaining, and the General Memorial fund has some funds. One of the window wells may need to be excavated to stop a leak in the kitchen.

Tim Lysaght, on behalf of the Property Committee, moved that up to \$15,000 be appropriated from the Walsh bequest, to fund property repairs, specifically for the purchase and installation of a new, ten burner, two oven electronic ignition natural gas stove and fire suppression system. Motion carried.

Treasurer (Duncan)

We had budgeted a \$20k deficit for the year, but other income has been light, and expenses heavy because of unanticipated property expenses, despite the relief offered by returning to a single clergy. Next month, we will have a quarterly review.

With regard to the \$35,000 in undesignated bequest amounts from the West Estate (\$25,000) and the Singleton Estate (\$10,000): The Treasurer moved to transfer of one half (\$17,500) to the Memorial Fund of Christ Church's Endowment; and the other half (\$17,500) be retained in the Citizens Checking account pending further direction. The funds in the checking account will be held under designated line items and any expenditure therefrom will require approval by the Vestry. Motion passed.

Stewardship Campaign (Stefano M.)

Ellen Volpe is helping co-chair with Stefano. We will have three targeted letters to go out, and will host two coffee hours. In-gathering is scheduled for Nov 24th, kickoff on October 20.

Alcohol Policy (Appendix B)

The Vestry moved to adopt the alcohol policy as drafted. Motion passed.

Parking Lot/Other Business

Inventory- 1/19 Vestry to fund and charge a group to conduct inventory for insurance purposes

Calendar

Saturday, Sept 28th, Resource Day at Cathedral Church of St. Paul. 9:30-3:00- Way of Love practices
Sunday, September 29: The Very Rev. Amy McCreath, Dean of St. Paul's Cathedral, preaching 8.15 & 10
Tuesday, October 15: Vestry, 7.15pm
Sunday, October 27: Bishop Gates Birthday Visit, one morning service at 10am
Sunday, November 3: All Saints' Sunday, Baptisms at 10am; Festive Evensong at 5.30pm

Meeting closed at 9:04pm



Appendix A Alcohol Policy

God's house should always be a place of hospitality and safety. To make our Church a place where those struggling with alcohol addiction feel welcome, and to protect the community from needless liability, the Vestry at Christ Church, Needham adopts this policy regarding the social consumption of alcohol on Church property:

- Alcohol at social events at Christ Church will be served only by a TIPS (Training for Intervention Procedures) Certified bartender with liability insurance.
- Social events where alcohol is served will also feature non-alcoholic beverages with equal prominence.
- Underage children are not permitted to attend events at Church where alcohol is served.
- Organizers of events at which alcohol is to be consumed on Church property must apply for permission, indicating their commitment to abide by the above guidelines.
- Applications for events at which the social consumption of alcohol is to take place on Church property must be approved by the Rector and Wardens.

Appendix B Organ Report, Pam Goody

As many of you may know, our Sanctuary organ has been failing for many years. Its imminent death is rapidly approaching, as its failures have been compounding over the past years. We have had problems with the pipe mechanism as well as the digital components. We are pouring money down the drain in attempting to patch things. The pipes are tuned twice per year at around \$700-\$800 each time. Plus the digital components need attention. \$300 and up each visit. Most digital parts have become obsolete, so we do without those sounds. Then we have unexpected issues, such as the twenty pipes that no longer sound; Charles works around them, so you'd never know. But it is becoming more difficult to make the poor organ sound beautifully. Cracked leathers make unwanted ciphers (pipes that don't stop playing) at inopportune times. Expression shutters no longer open and shut, so they are open or closed at all times. Sometimes the organ sounds like a siren when shutting down. The Thursday before our first Sunday back from summer, Charles discovered four entire sets of pipes that didn't play. Luckily, it was an easy fix this time. Next time, who knows. The long and short of it...we need a new organ that is dependable AND affordable.

The current organ committee members are Nick, Myra Anderson, Dorothy Rifai, Ed Brailey, Charles and Pam. Over the summer, the committee took several investigatory trips in Massachusetts, Rhode Island and Toronto, Canada seeking an organ builder who could fulfill Christ Church's needs. We found such an organ from organ builder, Dan Lemieux. He, as well as his father before him, are both "pipe organ" purists. So, we have found a person who knows and values the virtues of true pipe sounds to support the church's liturgies. Dan also acknowledges that many churches today cannot afford to maintain or restore their failing pipe organs much less finance a new instrument. With this in mind, he founded a company called Meta Organworks (a new, artisan approach to pipe organ digital replication).

His installations reproduce true pipe sounds at one-tenth the cost of rebuilding our present organ. The organ committee, Charles and I concur that this is the way to go. We unanimously agree to recommend that Dan Lemieux of Meta Organworks build and install a new organ for Christ Church. It would be a project completed during the summer of 2020. The following description will put things into perspective for you, hoping that our Vestry shares our vision for future music at Christ Church.

Dan's product is known as a "virtual pipe organ." It looks like a pipe organ, plays like a pipe organ and sounds like a pipe organ, but it has no pipes. How is this achieved? The technology is called "digital sampling." Organ technicians



and recording engineers around the globe have recorded numerous times every individual pipe from historic and prestigious cathedral and church organs. When assembled these recordings are called “sample sets,” which are downloaded onto a computer. In this way, one can play several “historic organs” from one console, depending on the style or period of music appropriate to the occasion. This would give the organist great flexibility during worship and open many opportunities for organ recitals and concerts. For instance, the organ from Hereford Cathedral (UK) could be heard in Christ Church. The sample sets are amplified through 17 speakers, recreating the original organ’s sound. Speakers would be placed in the Choir side (right side looking at the altar) pipe chamber, and the old pipes would be stored and stacked on special trays within the chamber. Unfortunately, there is a miniscule market for the sale of pipe organs in poor condition; however, we hope to sell the organ console (the console is the wooden casing that is home for the keyboards, the foot pedals, and the several dozen buttons which determine which pipes make sounds). Perhaps in the future, some sets of pipes may be sold.

We have made a personal connection with Dan, as he is an organist, organ builder; he is honest and has great integrity. He’s not in this business for the money, but rather to give churches the opportunity to experience great organ sound without the exorbitant price tag.

Here are some comparisons between keeping and rebuilding the present organ vs purchasing a new Meta Organ:

Present Organ	Meta Organworks
Range of estimates from 3 builders: \$750,000 to \$1.25M	\$90,000 (base price)
Twice per year tunings (\$1,600)	No tunings
Emergency mechanical problems \$\$\$	None
Emergency digital problems (obsolete)	None
Re-leathering pipes \$\$\$	None
2-4 years wait to queue up for a builder	1 month programming
1-2 years to build a new organ	2 days to install
	1 Computer
	17 speakers in organ chamber
Present organ was built for WNAC Radio in 1941	Will be built specifically for us

Dan Lemieux has visited Christ Church to see the worship space and hear its acoustics from all vantage points as well as examining the organ chamber. He has made a proposal which includes building a low-profile console (for convenient sight lines to Choir/Congregation) with stain to match the dark woodwork of the Chancel; nine organ sample sets; three keyboards; 2 touchscreens for maneuvering the organ stops; 17 omni-directional speakers; a dedicated computer not connected to the internet; plus labor. The base price is \$90,000. There are recommended options bringing the total to \$95,550. The instrument installed comes with a 2-year warranty.

Financing of the project could include the two bequests from Alan West, a former member of the organ committee, as well as a general appeal (capital campaign) to the congregation.

With this year being our 125th anniversary celebration, this organ project is coming at just the right time. We will be able to have a concert for October 2020 to round out the celebratory year.