



St. Andrew's Vestry Meeting – virtual

Approved Minutes

July 21, 2026, 6:30 – 8:30

Present:

Vestry Members

Cathy Austin

Mark Chubb

Vikki Day

Joanne Fraser

Cheri Peele, Senior Warden

Charles Stahl, Junior Warden

Lily Nichols

Will Lewis

Rector: Kendall Haynes

Clerk: Julia Selkie - absent

Guests: Kevin Deffinbaugh, Mark Gargett, Jessica Thompson, Ken Feldman

Vestry Members Absent:

Ace Bennett

David Blindheim

Dan Catchpole

Notes by Lily Nichols.

<i>Time</i>	<i>Topic</i>	<i>Owner</i>
6:30	Call to Order @ 6:34	Cheri Peele
	Opening Prayer/Reflection	Cathy Austin
6:35	Action Items (Motions)	
	- Approve Minutes, 6/16/2026 meeting Mark made motion to approve, Cathy seconded, motion passed	Cheri Peele
	- General Fund Budget Performance and Special Funds reports for June 2026 – see reports, plus notes below - Pledges coming in more than anticipated	Kevin Deffinbaugh

	• Open plate less than anticipated • Income is 5K more than anticipated • Expenses 6K less than anticipated • Water usage might be higher this year? • YTD net is good • 3K spent on livestream project • 120k for the balance on the house loan • Reserves are 111K • Still have money to pull from in places like the memorial fund, endowment, and building • Funds accepted, Cathy made motion, Will seconded, motion passed	
	Other Business	
7:15	• Endowment Review Team – see attachment “StAndrews_Loan June 2026” • General Fund balance is 111K • We are reducing out debt with our current financial relationship with the rental houses, but we aren’t making as much net funds • We can’t liquidate funds from the rental houses easily and our cash reserves are being worn down • Finance committee views the rental houses as our endowment • We have had 400K put into the houses over the years • Looking into doing joint ventures and other opportunities to reduce debt on the houses • Need to diversify our portfolio so it is not strictly real estate • Finance committee is recommending that we look at our financial relationship with the rental houses and consider the possibility of selling one or more of the houses. • https://www.thechurchcouncil.org/faith-land-initiative Could be a possible option • Could possibly invest the money from rental houses? • Report back to the Vestry from the Finance Committee in October about conversations and a possible recommendation	Mark Gargett
	• Postulancy Review – see notes below • Jessica will continue with her internship, but not filling out as much paperwork • She has learned about herself and her capabilities • She submitted (July 17, 2026) the vote the Vestry put forward to recommend her to the postulancy • It has been wonderful to have Jessica with us and we are all so excited for her to continue her journey with us!	Jessica Thompson
	• Personnel Committee Report – see notes below • Working to update the personnel handbook/manual • Goal is for the draft to be revised by the end of September	Cheri Peele
	• Pride Parade • People had a fulfilling time, money well spent on the banner • Goal for next year is to have more participants • Better sign-up system for pride parade next year	Charles Stahl

	• Placement in the parade determines how early we want people to arrive • Possibility of having a booth at Pride after the parade?	
	• Pledge Drive 2027 • Vision: There would be 4 people to rotate through each year, a freshman, sophomore, junior, and senior • This committee works on the pledge drive together	Charles Stahl & Will Lewis
	• Freezer Broke? • The door seal seemed to not be working • John Ginn's recommendation is that we do not buy a new freezer, it is all fixed. Just needs a firm closing of the door	Cheri Peele
	Wooden Stairs Replacement • A member of TCS staff fell on the wood staircase in July, resulting in the need for 15 stitches. The stairs are weathered. • John Ginn will draw up plans for the new stairs • Mark Chubb will work with John Ginn • Ask John to look into if it is the railing that needs to be replaced or is it the whole staircase • Motion: Authorize the expense (\$2,000 from building maintenance line item and \$2,000 from the Memorial Fund) to replace the railing and address any other safety concerns. Mark moved, Vikki seconded, motion passed	Cheri Peele
8:00	Junior Warden Report	Charles Stahl
	Senior Warden Report • Kick-off will be happening mid-September (9/13), so we will need to figure out roles in August	Cheri Peele
8:15	Important upcoming dates	Cheri Peele
	• 7/19-8/1 Fr. Kendall on Vacation w/ Morning Prayer scheduled for 7/26	
	• 8/10-8/15 Fr. Kendall on Vacation	
	• 8/18 Vestry Summer Social, 6:00, in person, College Club Seattle Rowing & Social Club	
	• 9/13 St. Andrew's Day	
	• 9/25 Draft budget due	
	• 9/28 Pledge cards mailed	
	• 10/4 Pledge drive 2027 begins	
8:25	Closing Prayer	Will Lewis
8:30	Adjourn @ 8:01	Cheri Peele

Notes:

May Budget Reports, Kevin Deffinbaugh

Related attachments: June 2026 Profit & Loss General Fund Collapsed Budget Performance, June 2026 Profit & Loss General Fund Budget Performance, June 2026 Special Fund Report

At the midpoint of the year, the Church's financial position remains strong with revenues performing ahead of budget and no significant financial concerns to report.

Year-to-date revenue is modestly ahead of budget by \$5,382, largely due to the Spring Fling and rental property income exceeding budget expectations.

Year-to-date expenses are under budget by \$6,066, largely due to water, office expenses, and formation expenses being under budget expectations.

As a result, net income year-to-date is \$10,686 better than anticipated.

Postulancy Review, Jessica Thompson

As I conclude my formal field ed placement and move forward with postulancy, I wondered if there might be time for me to thank the vestry and reflect on this year. Along with thankful reflection, I would like to ask the vestry to help me answer a question on my postulancy application:

"What did the congregation see in you that led them to nominate you for postulancy."

Personnel Committee, Cheri Peele

The Personnel Committee, consisting of Brad Daley, Vikki Day, and Joel Nichols, along with Kendall Haynes as rector and Cheri Peele as senior warden, has met twice in the past month. The committee is in the process of reviewing the personnel manual, which includes templates for staff reviews. The current personnel manual was updated in 2023. The goal is to complete a revised draft by the end of September, with staff review in Q4, finalizing by the end of the year.

College for Congregational Development

Kendall Haynes, Gretchen Hayslip, and Charles Stahl attended the College for Congregational Development in June. They will provide a report to the Vestry in September.

Other projects:

Work is ongoing for the following projects, with no update this month:

- By-law review
- Accessibility improvements
- Active shooter/political disturbance protocol
- Natural disaster protocol
- Ministry Guide

