

**Old West Church Association
Annual Meeting
October 14, 2018 at 3pm**

AGENDA

Welcome

Approval of the Minutes from October 22, 2017*

Annual Report

President

Treasurer

Committees: Fundraising and Building

Election of Officers*

Vice President 2 year term

Secretary 1 year term

Treasurer 1 year term

⇒ Please inform Nominating Chair Nick Emlen if you wish to run

Date for Annual Meeting 2019

Sunday, October 13, 2019

Other Business

Adjourn*

***Requires vote**

**Old West Church Association
ANNUAL REPORT for 2018**

2018 Officers:

Barbara McAndrew, President
Peter Harvey, Vice President
Sue Killoran, Secretary
Donna Fitch, Treasurer

Appointments:

Fundraising Chair Richard Maizell
Building Chair Nick Emlen
Music Chair June Morse
Scheduling Chair Kathy Saunders Morse

President's Report

It was with gratitude that I accepted Peter Harvey's resignation as Vice President at the end of August. Peter has served the OWCA with unmatched passion and commitment. His many efforts will help ensure the enjoyment of the Old West Church for generations to come, including research and documentation of the Church's history, and receipt of the \$20,000 matching grant from the State of Vermont Division of Historic Preservation. We simply cannot thank Peter enough for his years of service.

The OWCA Officers met regularly throughout the year with primary business being management of the building, oversight of funds, organization of committees (fundraising, finance and building), as well as handover of documentation long held by Peter Harvey. This includes Peter's work to prepare a compendium of the Church's history in electronic form, which we have already found to be both a thorough and useful reference. In addition, we have worked to increase access to information about the church, as well as outreach to the community. We have much more to do.

I would like to formally thank my fellow officers, Sue, Donna, and Peter, for their work throughout the year. And, I very much appreciate the hard work of our appointed chairs Richard, Nick, and June. I am grateful to Kathy Saunders for agreeing to take over as Scheduling Chair. I had a wonderful meeting with Kathy and David Morse earlier this year and they remain the very best neighbors the Old West Church could have.

In December, 2017, we were notified of the OWCA's award of a Matching Grant from the State of Vermont Division of Historic Preservation in the amount of \$20,000 to support the steeple repair project. This grant not only requires matching funds be spent by the OWCA on a 1:1 basis, but is paid out only upon completion and reporting on the project. We are nearing this point and expect to secure the funds in the next several months.

Over the year, we have begun an effort to increase outreach to the community and improve access to information about the church and its use. We utilize Front Porch

Forum fairly regularly. We established new contact information for the Old West Church Association as follows:

Mailing address:
PO Box 73
Calais, VT 05648

Telephone number: (802) 456-0576

And, we have a website which will be live within days of this report at www.oldwestchurchvt.org. This site is a great step forward in providing a virtual “home base” for the Old West Church and is connected to the other wonderful assets in the immediate area including Historic Kents Corner and the Robinson Saw Mill.

Upcoming priorities

In addition to the ongoing work of the fundraising, finance, and building committees, we plan to work on organizing and engaging more volunteers in the annual Christmas Eve Service; improving on the existing bylaws, and continuing efforts to share information about opportunities to volunteer in support of the events and activities of the Church.

Please refer to the report on events held, as well as the Treasurer, Fundraising, and Building reports included below.

Events and Committee Reports

Events at the Church since October 2017

12/24/17	Christmas Eve
6/2/18	Geisler Family Memorial Service
6/18/18	Calais Historical Society meeting on the steeple project
7/22/18	Deb Flanders Annual Folk Concert for Vermont Folklife Center
7/26-28/18	Gladding-Hinton Wedding
9/16, 23, 30	Words Out Loud/Art at the Kent
10/7/18	June Morse’s Annual Fall Foliage Concert
	Calais Historical Society
10/14/18	OWCA Annual Meeting

Treasurer’s Report

Please see the attached summary of expenses, income and account balances for FY2018 and FY2019 to date. The finance committee is composed of the OWCA officers with Steve Killoran and Rodney Buck as advisors. The group met several times and made preliminary recommendations regarding reinvestment and fundraising goal-setting to help maximize the resources of the OWCA. These recommendations will be revisited this winter once we are able to see the full impact of the steeple project costs, as well as the

results of our first real fundraising efforts. The goal is to improve the performance of reserve funds while ensuring the cash-flow needed for major maintenance projects.

Report of the Fundraising Committee

The committee members include Donna Fitch, Sue Killoran, Richard Maizell (chair), and Barbara McAndrew. A significant focus was to generate a large mailing to the Calais community, and to individuals from outside the area who have expressed an interest in the OWCA and its mission. Approximately 850 letters went out in mid August with responses from across Vermont and the country. The proceeds from this initiative are outlined in the Treasurer's Report. This will not reflect a final tally as donations are still coming in. The committee is also talking with individuals in an effort to build a group of major donors supporting the OWCA. Work has also begun on seeking state, federal, foundation, and corporate donations. Specific fundraising goals will be informed by input from the Building Committee. It is the hope of the Fundraising Committee that ultimately sufficient revenue will be generated from multiple sources, resulting in a reserve fund to support maintenance and preservation in perpetuity. The Committee is very grateful for the outpouring of support from the community to the initial fundraising letter.

Report of the Building Committee

The committee members include Nick Emlen (chair), Peter Harvey, Mary Jo Llewellyn, John McCullough, and Ernie Parrish. The committee focused its attention on the steeple project for which an agreement had already been signed with Jan Lewandoski for the first phase of work (removal of the steeple and positioning for work on the ground), and a grant received from the Vermont Division for Historic Preservation for the second phase (repair, return steeple, and paint as needed). Jan Lewandoski was retained for the second phase steeple work, and Travis Hodgkins Painting was retained for the related painting work. Brian Clark Woodworks was retained for repair and replacement work needed on the upper mast and weathervane. Ernie Parrish was retained to build replacement louvered panels for the lower portion of the steeple. Given timing and availability, the committee determined that painting of the rest of the exterior is a priority for 2019.

Jan Lewandoski began the first stage of framing repairs to the steeple in June 2018. The existing roof on the upper lantern section of the steeple was octagonal-shaped. Upon lowering the uppermost portion of the steeple to the ground, and removing the roofing and roof sheathing and exposing the 8 straight rafters that frame the octagonal roof, he could see that the roof framing was not the original. Immediately below the straight rafters were 8 curved or ogee rafters that framed an earlier, and presumably original, bellcast roof.

Bellcast roofs were a common form in 19th century Vermont and were used on barn cupolas as well as churches. Two extant examples are the 1812-13 Richmond Round Church and the 1825 South Walden Church. The straight rafters are band-sawed and nailed with cut nails, suggesting that the current roof was installed in the later decades of

the 19th century. The ogee rafters are much deeper in order to maintain sufficient material once the curves were cut. All 8 ogee rafters were found in place.

Jan retained several of the original ogee rafters and shaped new rafters from tamarack wood using the original rafters as the template. The restored roof is now covered with flat-seamed lead-coated copper.

Jan also discovered that some of the timbers supporting the 8-sided wooden frame that extends up to the top of the lantern roof were seriously deteriorated. Those timbers have been scarfed or replaced.

It appears that the orientation of the curved steel pieces directly above the lantern roof was inverted in the 20th century in order to stabilize the mast. These ornamental elements have been returned to their original position, as indicated by photos known to date from the late 19th century that show the mast/weathervane with all its pieces. All agreed it is appropriate and reasonable to restore the bellcast roof and reproduce the late century weathervane because both are well documented. The bellcast roof is a very significant feature on the otherwise nearly unaltered building. The Vermont Division for Historic Preservation was notified and agreed to the amendment in the OWCA's grant agreement to restore the original lantern roof and reproduce the weathervane in the same shape that dates at least from the late 19th century.

In September, the upper section of the steeple was returned to its rightful place on the building and work continues to complete roofing, flashing, clapboard repair, louver panel replacement, and paint. As the change in season is upon us, completion of the entirety of the steeple project may extend to the spring.

Beyond the steeple work, in the months ahead the committee will be examining and recommending priorities for building maintenance and preservation for 2019 and beyond.

Old West Church Association FY2018
July 1, 2017 - June 30, 2018

Expenses

Christmas Eve Service	\$156.00
Insurance	\$701.00
Maintenance	\$618.25
Miscellaneous	\$267.82
Porta Potty	\$103.88
Printing	\$33.00
Professional Fees	\$696.00
Steeple	<u>\$18,106.50</u>

Total Expenses **\$20,682.45**

Income

CD Redemption	\$24,056.40
Dividends	\$366.21
Donations	\$1,296.86
Interest	\$61.93
Rent	<u>\$200.00</u>

Total Income **\$25,981.40**

Account Balances June 30, 2018

People's Bank Checking	\$7,355.44
People's Bank Money	
Mkt	\$17,087.72
NSB Certificates of	
Deposit	\$62,745.86
MFS Mutual Funds	<u>\$62,685.69</u>

Total Cash & Investments **\$149,874.71**

Old West Church Association FY2019 to Date
October 12, 2018
July 1, 2018 - October 12, 2018

Expenses

Fundraising	\$713.33
Maintenance	\$118.75
Miscellaneous	\$212.23
Porta Potty	\$103.88
Steeple	\$48,553.75
Web site	\$590.00

Total Expenses **\$50,291.94**

Income

CDs Redeemed	\$21,609.22
MFS Funds Redeemed	\$29,439.28
Donations	\$11,058.00
Interest	\$7.08
Rent	\$600.00

Total Income **\$62,713.58**

Account Balances

People's Bank Checking	\$4,934.80	as of 10/12/18
People's Bank Money Mkt	\$32,026.91	as of 10/12/18
NSB Certificates of Deposit	\$41,363.16	as of 9/30/18
Mass Investors Trust-A	\$35,386.23	as of 9/30/18

Total Cash & Investments **\$113,711.10**