

June 5, 2016

UUFB Congregational Meeting

President Peg Wherry opened the meeting with a reading based on an Arab proverb. There were eighty-three people/proxies present. Sixty is a quorum. Elizabeth Rose will act as parliamentarian.

1. Accepting transfer of title

Rachel Rockefeller moved, Bill Mallory seconded, that *the membership authorizes the Board to acquire, in the name of the fellowship, the title to real property located at 325 North 25th Avenue, Bozeman, Montana, when the conditions itemized in the May 2015 gift agreement between Cathy Cooper and the UUFB have been met.*

Dean Littlepage moved to table this motion, Gene Quenemoen seconded. The motion to table was approved by voice vote.

2. Authorizing bank financing

Rose Toth moved, Carol Stahl seconded, that *the membership authorizes the Board to secure a loan or loans in an amount not to exceed \$560,000 for the purpose of expanding and renovating the Fellowship's property at 325 North 25th Avenue, Bozeman, Montana.*

Vigorous discussion followed concerning the total cost of the project, to include our pledges and the bank loans; the "321" house next door, which has accessibility issues; and the fact that construction costs have risen dramatically around the area, while interest rates are still low, and the uncertainty of the duration of both of those conditions. Rev. Nina reminded us that our decisions are based on law and on our values. Further questions were raised about details of our construction plans, such as the heating system and the requirement for parking spaces.

Dean Littlepage called the question, Carol Stall seconded. A two-thirds vote is needed to cut off debate. The issue passed with 53 yes, 18 no, and 2 abstentions. End of discussion.

The vote on Item 2, authorizing the Board to secure a loan or loans on our behalf, was 72 yes, 6 no, and 3 abstentions. The motion passed.

3. Authorizing a contract for construction

Elizabeth Rose moved, Neil Gregersen seconded, that *the membership authorizes the Board to enter into a contract with R & R Taylor Construction, under a "cost plus 10.24%" contract with a "not-to-exceed" cost limit, to expand and renovate the building at 325 North 25th Avenue, Bozeman, Montana. The not-to-exceed limit, still being negotiated with the contractor, shall keep the total project cost within our borrowing limit.*

Dean Littlepage moved, Elizabeth Rose seconded, an amendment to the motion: *"add: based on the existing plan with minor modifications."* Bob Sterling stated that we probably cannot count on that, with a cost comparison on major items in the building. Rachel Rockefeller noted the

donated cost, approximately \$90K, of architect fees. The vote on the amendment was 27 yes, 41 no. The amendment failed.

On the main motion Number 3, authorizing a contract for construction, the vote was 73 yes, 3 no. Motion Number 3 passed.

Returning to motion Number 1, Neil Gregersen moved, Linda Clark seconded, that motion Number 1 be removed from the table. By voice vote, the response was yes.

On the main motion Number 1, as previously stated, the vote was 76 yes, 1 no. Motion Number 1 passed.

There was a standing ovation, intended for the presiding officer and for all who participated in the meeting. President Peg Wherry called for a round of applause for all the volunteers. The meeting was adjourned.

Respectfully submitted by

Deanna Dean, Acting Secretary,

On behalf of

Lisa Trankley, Secretary