



**THE ANNUAL GENERAL MEETING (AGM) OF
Fairlawn Avenue United Church for 2024
Sunday, May 4, 2025**

Rev. Dr. Cameron Watts – Welcome

Judy Langstaff – Notice of this meeting, call to order and reading of Fairlawn's
Guiding Principles

Thanks to: Amanda Hancox – for supporting online Zoom participants for this hybrid meeting

1. Rev. Dr. Cameron Watts – Opening Prayer

2. Opening Motion – Judy Langstaff

- To appoint John Kimmel as Chair of the meeting
- To appoint John Ryerson as Recording Secretary for the AGM
- To adopt the Agenda for the 2025 Fairlawn Avenue United Church AGM
- To approve the Minutes of the May 26, 2024, AGM for the 2023 year
- To approve all community of faith attendees eligible to vote (members and adherents)

Moved by:

Seconded by:

Zoom Poll 1: Passed – Y or N

3. In Memoriam – Rev. Rob Metcalf

Acknowledge the individuals departed in 2024 and
Memorial Prayer

4. Report from Governing Council – Rev. Dr. Cameron Watts

Visioning

5. 2024 Annual Report and Approval

The Audited Annual Report was distributed prior to this meeting,
and is also available on our website.

Motion: To approve the 2024 Annual Report

Moved by:

Seconded by:

Zoom Poll 2: Passed – Y or N

6. Treasurer's Report

Steve Dunk: 2024 Audit and 2025 Operating Budget

7. Financial Report for 2024

Steve Dunk: Review of the Audited 2024 Financial Statements, summary, and commentary

Note: Last year at the AGM we did not approve selection of an auditor, subsequently, the Treasurer advised Governing Council that we should again engage the auditor of Koster, Spinks & Koster LLC. The decision on the budget variance was approved in January 2025 by Governing Council.

Gordon Pitts: Trustees Report

Steve Dunk: Review of 2025 Budget

Motion: To approve the 2024 audited financial statements

Moved by:

Seconded by:

Zoom Poll 3: Passed – Y or N

Motion: To approve the 2025 budget

Moved by:

Seconded by:

Zoom Poll 4: Passed – Y or N

8. Governing Council Slate and Positions for 2025

John Kimmel: Reviewed the slate of members for the 2025 Governing Council.

- Chair – vacant
- Vice Chair – vacant
- Secretary – John Ryerson
- Treasurer – Steve Dunk
- Human Resources and Relationships Chair – Allan Hux
- Explore Spirituality Chair – vacant
- Embrace Action Co-chairs – John Ryerson, Sandy Giles Byrne
- Experience Belonging Chair – vacant
- Property Chair – Vicki Stuart
- Member at Large – Judy Langstaff

- Member at Large – Amanda Hancox
- Member at Large – vacant
- Shining Waters Regional Lay Representatives – Vicki Stuart, Sandy Giles Byrne and Allan Hux
- Trustees, Liaison to Governing Council – Tom Salisbury
- Rev. Dr. Cameron Watts (Ex officio)

9. Addition of Marlene Jones to the Board of Trustees

The 2025 Trustees slate are:

- Jennifer Duchesne
- Gordon Pitts
- Tom Salisbury (Liaison to Governing Council)
- George Swift
- Derek Wishart

Motion: To approve the addition of Marlene Jones

Moved by:

Seconded by:

Zoom Poll 5: Passed – Y or N

10. Questions and answers

In addition, as always, we welcome and are happy to receive your questions, feedback, and comments at any time, and will do our best to address these as we receive them. Send via email to: gc@fairlawnavenueunited.ca.

11. Closing Prayer – Rev. Dr. Ambury Stuart

12. Adjournment – John Kimmel



FAIRLAWN

Connect with what matters in life.

**Minutes THE ANNUAL GENERAL MEETING (AGM) OF
Fairlawn Avenue United Church 2023
Sunday, May 26, 2024
Hybrid In-person and Online (Zoom)**

Rev. Dr. Cameron Watts welcome

Judy Langstaff called the meeting to order noting notice of this meeting was properly accorded. Judy noted that this is the 109th AGM Joanne for her support in getting this meeting organized.

Amanda Hancox reviewed Zoom procedures for this hybrid meeting and our Guiding Principles

Rev Cameron Watts: Opening Prayer

1. Opening Motion – Judy Langstaff

- o To appoint John Kimmel as Chair of the meeting
- o To appoint John Ryerson as Recording Secretary for the AGM
- o To adopt the Agenda for the 2024 Fairlawn Avenue United Church AGM
- o To approve the Minutes of the April 24, 2023, AGM
- o To approve all community of faith attendees eligible to vote (members and adherents)

Moved by Allan Hux

Seconded by Barb Werner

Carried

- o To approve Heather de la Rúa as Roll Clerk for Fairlawn

Moved by Judy Fleming

Seconded by Linda Young

Carried

2. In Memoriam

Rev. Rob Metcalf : acknowledged the individuals departed in 2023.

Connie Allan	January 9, 2023
Joanne Callander	January 25, 2023
Mary Salisbury	April 9, 2023
Gwen Oakden	June 6, 2023
Brad Jones	November 9, 2023
Zenovia Skibinski	November 23, 2023
Anne James	December 24, 2023
Gordon Winch	December 25, 2023

Memorial prayer

3. Report From Governing Council

Mary Ellen Richardson and Cameron Watts.

Past Chair's remarks

Thanks to governing council for asking me to speak. It's good to be here talking with you. In many ways, I feel like I've said what I needed to say at our last AGM, and in the Annual Report. About how proud I was of the things we accomplished together in the first half of 2023. The Fairlawn Forward team (Amanda Hancox, Steve Dunk, Morrey Ewing, Philip Blackford, Maureen Davey, Douglas duCharme, me and with support from John Cowan) worked hard to complete our strategic planning exercise, including congregational consultations, the outcome of which was our community of faith profile and living faith statement. In turn, these informed the ministerial job description and the work of our successful Search Committee (Maureen Davey, Jill Klaehn, Sandy Giles Byrne, Jim Barr, Susan Vincent, Derek Wishart under the leadership of Doug Crozier). And of course, this work resulted in the call to Cam and his arrival in September 2023. I would say that this all was an important and impressive body of work, and we should be proud of what we accomplished together. Give yourself some loving applause. But wait. There is more! The congregation chose a path of staying as an independent community of faith, finding a tenant to relieve some financial pressure, and looking for a way to fulfil what was identified as missional endeavours to serve our community— right where we live. I'm so proud of the negotiation team, once again created during those first months of 2023. This team started to put the community of faith vision into action. Under the excellent hardworking leadership of Steve Dunk and many hours of faithful, detailed work supported by input from the team (Morrey Ewing, John Kimmel, Kathy and Tom Salisbury John Wilkinson and Vicki Stuart. Vicki brought her deep understanding of commercial leasing and the Fairlawn building to bear on this process, to our benefit). A significant lease was concluded effective March 1. As some have pointed out, the tenant may not be "missional ". However, they will bring youth into this space, something we've wanted for a long time. We learned that- try as we indeed did - missional/community partners could not satisfy the financial goals needed to continue to be economically viable. We do need to celebrate however that we have relieved some financial pressure which allows us now to be creative in finding ways to use our space to meet our missional goals. And that's what I'd like to turn to now. But first, please join me in showing our loving appreciation for the work of the negotiation team. So, what about those missional goals? To remind ourselves that the research we had done led us to the conclusion that there were no— or very few— programs and services in our geographic catchment area — where we as FAUC live — to serve two demographic cohorts, namely seniors and queer youth. Further, these were two groups where the congregation felt passion, a sense of purpose and energy to serve. And, where passion to serve meets need is where the spirit lives we are told. Just to let you know that a small group of us are working to figure out how we might serve queer youth in our neighbourhood using our unutilized or underutilized space. Specifically, we have been looking at queer drop-in programs for either youth or seniors currently offered at three other united church locations to learn how and why they developed and, to see if we can "copy and paste" them into our space. Also, to see whether they have resources that could help to catalyze our start up. As well we are evaluating whether there are seed funding opportunities for this kind of startup. Thus far, our small group consists of Amanda, Jill, Vicki, MER and operates under Kevin's leadership. Cam has been a constant, wonderful support and active participant. You have heard about the needs of queer youth in our wonderful

International Day Of Pink program on April 13, 2024, and you will hear about the Birchcliff Bluffs UC drop-in program next Sunday June 2nd, from their program coordinator, Paisley. Please try to listen in. It's a fascinating program that serves about 50 youth and seniors every week. If this kind of work is interesting to you, please talk to any of us about it. I would like to thank those who I've named who are bringing this missional program to life at FAUC. Finally, I want to talk about transition and liminal times—By liminal time I mean the time between what was and what is to come. 2023 was a time of conclusions and endings and a time of openings and welcomes. In short, we said goodbye to what we had come to know and said hello to something new which we are coming to know. This in between time of transition is a time in which we are getting to see the bridge as we are crossing it. It's a bit scary, there is a lot of "new" and it is quite exciting. Of course, as our new tenant begins to occupy our space we will continue to experience change, and begin to understand our new reality more clearly. Lots of us know that change is constant, so we are always 'in transition'.... sometimes that is uncomfortable when change is unexpected, sometimes it is welcome and, in either case, it represents an opportunity for growth. Some of you know that I've continued to work with Douglas as the regional rep for Bloor Street UC's transition team. It's been gratifying and exciting to get to know them and to apply some of my Fairlawn learning to support their tremendous transformation project. They face so many of the same challenges we do. We are definitely not alone. I'm learning from them too. And I am more confident than ever that the work we've done here has been excellent and that we are on the right path. We are still following in the direction path we identified in our community of faith profile in 2023, making necessary adjustments as we encounter challenges and circumstances change — but still following the path. Thank you for allowing me to speak today and listening so attentively. Thank you for allowing me to be part of this journey. - Mary Ellen Richardson

Rev. Dr. Cameron Watts spoke to the following:

- where vision is shaped: the community of faith
- how it emerges: listening and realism (energy, capacity)
- vision is not a target, the best you can see is a horizon and horizons shift: vision requires agility
- to contribute to our identity, we need to take a deep breath and try and listen carefully. It is an organic moment for a family of believers.
- discovering vision requires risk-taking and learning, and most of all, trust
- look at who you are trusting--each other!

4. 2023 Annual Report and Approval

The Annual Report was distributed prior to this meeting, and is also available on our website. Special thanks to Jim Pollock for the production again this year.

- Motion: To approve the 2024 Annual Report
Moved by Amanda Hancox
Seconded by Marjorie Flower
Carried

5. Treasurer's Report

6. Financial Reports for 2023

Steve Dunk: Reviewed the Audited 2023 Financial Statements, summary, and commentary and Gord Pitts reviewed the Trustee's report .

Fairlawn's trustees hold the building at 28 Fairlawn Avenue in trust for the congregation and oversee the congregation's investment portfolio of roughly \$3.3M. This includes funds set aside for specific purposes (eg. Social Justice, the Lucas-Sanders fund, which this year provided \$500 each to five post secondary students), as well as the support of Church operations through our Legacy fund. The overall portfolio grew in 2023, despite transfers to Church operations exceeding bequests received during the year.

2023 saw the United Church of Canada transition us to a captive insurance program, with almost identical coverage but at lower cost.

In March the Trustees entered a listing agreement with Royal LePage Real Estate Services to provide services through their agent, Susan Iriarte, who is a specialist in advising churches.

Steve Dunk and Vicki Stuart spent many hours in touring the building with the agent, debriefing after viewings, and meeting with prospective tenants. In the fall, revisions to the listing agreement were approved by the Trustees. This led to us concluding a lease for a portion of our building, effective March 1, 2024.

Steve received input from the Negotiating Team which had been struck in 2022 and consisted of John Wilkinson, Tom Salisbury, Kathy Salisbury, John Kimmel and Morrey Ewing. The Negotiating Team provided support to Steve and Vicki throughout the process.

Comments:

Finance Presentation:

Despite not having a significant community partner in 2023 that we hoped for, on a combined basis with the Trustee results we had a surplus of \$149,000. However, it is important to understand how this arose when we consider future planning.

We consider the operating results and the results of the Trustees from their stewardship of the investments.

Operating Results:

We had a deficit of \$240,000. The result was \$9,000 better than budget.

1. Givings was under budget by \$17,000.
2. We budgeted for \$30,000 of rental income in the year but were not successful in 2023 in our efforts to enter into an agreement with a community partner.
3. The Book Sale raised \$20,000 versus a budget of \$14,000.
4. Expenses were under budget by \$48,000.

I would like to thank all of you for your continued support of Fairlawn. It is encouraging to know that support for the various funds that benefit different Ministries has continued.

Trustee Results:

The overall income of the Trustees was \$388,000. The key components were:

1. We received the second part of a bequest from the Estate of Sal Brancaccio of \$315,000. This is on top of the \$407,500 we received in 2022. We are so grateful to Sal and certainly miss him.
2. We also received \$50,000 from the Estate of Connie Buck. We will miss Connie and her significant participation and contribution to the life of Fairlawn.
3. Realized gains and unrealized losses on the portfolio were a net loss of \$51,000.
4. The investment income net of expenses was \$126,000.

The balances in the Trustee Funds are as follows:

Ministerial Salaries Fund - \$1 Million. The use of these funds is restricted.

Legacy Fund - \$2.067 Million. The use of these funds is not restricted and may be used to fund operations as necessary.

Trustee Administered Funds - \$353,000. The use of these funds is restricted and includes, for example the Social Justice Fund.

Combined Results:

The combined results was a surplus in 2023 of \$149,000 (2022 deficit of \$121,000).

Overall not a bad year BUT we must realize that we received \$365,000 in bequests that we cannot expect in the future.

Steve Dunk: Reviewed the 2024 Operating Budget

Note that this only addresses the OPERATING budget. It therefore does not include any net investment income.

We are projecting a net operating deficit of \$192,000 which is a decrease of \$48,000 from 2023. The big change is the fact that we now have a tenant that began a 3 year lease in March. We are also hopeful that we will have another tenant by September and are budgeting rental revenue of \$176,000.

The offerings are budgeted to decline by \$15,000.

The Book Sale was budgeted for \$21,000 and we now know that the Book Sale yielded \$21,000. A big thanks to Tom and Kathy and the many volunteers who made this possible.

Expenses are projected to increase by \$110,000. Salaries and benefits for staff will increase as a result of increases given to staff for inflation and the addition of two part time positions. One is to assist with administration as Joanne will also be spending time dealing with tenant and other matters, and one to handle technology.

There will be an increase in Property costs primarily due to the addition of tenants. These increases will include regular operating costs like utilities and additional cleaning and snow removal costs.

Administrative costs will increase by \$12,000. The increase relates to \$19,000 for real estate commissions and legal fees with respect to the lease and is offset by a reduction in the assessment from the United Church of Canada and a few other smaller amounts. The real estate costs are non-recurring.

There will be capital costs this year estimated to be \$150,000 that will be funded by the Trustees. The main items are the fire panel and related costs and roof repairs.

For the future (post 2024) – preliminary projections for 2025 look a little better as we should have a full year of rental income and a reduction of certain costs such as the real estate and legal fees.

- Motion: To approve the 2023 audited financial statements
Moved by Vicki Stuart
Seconded by Derek Wishart
Carried
- Motion to approve the 2024 budget
Moved by Steve Dunk
Seconded by Vicki Stuart
Carried

7. Constitutional Amendment on adherents

- Motion to approve that people who are not full members may be elected to Governing Council, provided the chair and majority of the members of Governing Council are full members and Regional Council's approval is obtained.
Moved by John Ryerson
Seconded by Allan Hux
Carried

8. Governing Council Slate and Positions for 2024

John Kimmel: Reviewed the slate of members for the 2024 Governing Council. Particularly for the benefit of those online, the names were read.

- Chair vacant
- Vice Chair open
- John Ryerson, Secretary
- Steve Dunk, Treasurer
- Chair Human Resources and Relationships Allan Hux

- Chair Explore Spirituality vacant
- John Ryerson and Sandy Giles Byrne, Co-Chairs Embrace Action
- Chair Experience Belonging vacant
- Chair Property, Vicki Stuart
- Member at Large Judy Langstaff
- Member at large Amanda Hancox
- Member at large open
- Lay Shining Waters Regional representatives: Vicki Stuart, Sandy Giles Byrne and Allan Hux
- Liaison from Trustees: Tom Salisbury
- Rev. Dr. Cameron Watts (Ex officio)
- Motion: To approve the slate and positions of Governing Council
Moved by John Kimmel
Seconded by Judy Fleming
Carried

9. Board of Trustees remains unchanged for 2024

The 2024 Trustees slate:

- Jennifer Duchesne
- Tom Salisbury (Liaison to Governing Council)
- George Swift
- Derek Wishart
- Gordon Pitts

10. Future Directions - Rev. Dr. Cameron Watts

The visioning is continuing towards our workplan.

Cam spoke about the supports he and Fairlawn have received from both Joanne and Rev. Jean Ward. There was a standing ovation for Joanne for her work for FAUC and Jean Ward received a gift from a grateful community of faith.

11. Questions and answers

There was a question around ministerial support with the departure of Jean Ward. Cam responded that our needs will be determined from our visioning work and his own succession plan in years ahead.

In addition, as always, we welcome and are happy to receive your questions, feedback, and comments at any time, and will do our best to address these as we receive them. Please send to: gc@fairlawnavenueunited.ca)

12. Closing Prayer – Rev. Jean Ward

13. Adjournment – John Kimmel

Appendix

Attendees Fairlawn Avenue United Church Annual General Meeting Sunday, May 26, 2024

In-person

Al Fleming	Jan Schlee	Mary Chu
Allan Hux	Jane Peck	Mary Ellen Richardson
Amanda Hancox	Jill Klaehn	Mary Swift
Audrey Sherrard	Jim Pollock	Morrey Ewing
Barb Steep	John Cowan	Philip Blackford
Barb Warner	John Kimmel	Rev. Jean Ward
Barbara Springgay	John Ryerson	Rob Metcalf
Beverley Musten	Judy Fleming	Ron Nickle
Bill Dixon	Judy Langstaff	Rosalie Cowan
Chuck Lawand	June Rowe	Sandy Giles Byrne
Cynthia Gratias	Karen Teasdale	Sharon Nickle
Donald Smith	Laurie Kimmel	Shirley Jansen
Doug Crozier	Linda Young	Steve Dunk
Elaine Pitts	Marjorie Flower	Sue Metcalf
Gary Schlee	Mark Richardson	Sylvia Dixon
Gord Pitts	Marlene Jones	Tom Gifford
Iliff Peck		Valerie Briggs

Online Zoom Login Meeting ID: Meeting ID: 857 8452 4855

All motions passed unanimously by online participants either by a show of hands or a message through the chat function.

Bill Hay	Kathy Salisbury
Carol Green	Laurie Prockter
Carolyn Hay	Marg Harper
Derek Wishart	Maureen Davey
Doris Geddes	Patti Vipond
Esther Steen	Rosemary Pryde
Heather de la Rua	Shirley Joyce
Jennifer Redwood	Tom Salisbury
Kathleen Magladry	Wenh-In Ng