

DRAFT
Our Savior Lutheran Ministries
Special Voters' Meeting
Minutes for April 27, 2025

INTRODUCTION:

- A Special Voters' Meeting of Our Savior Lutheran Ministries (OSLM) was held on Sunday, April 27, 2025, in the OSLM Sanctuary.
- A quorum was present, as confirmed by attendance sheets signed by the members as they entered and exited the meeting.
- The meeting was called to order at 10:10 AM. Board of Directors (BoD) Secretary Randy Hall stated that the meeting was to review and approve the mortgage loan restrictions. Pastor Joe Robb opened the meeting with a prayer,

RESTRUCTURING OF OSLM'S LCEF LOANS:

- Don began by providing an update on his retirement status and replacement. Julie Cha has been hired as his replacement. Julie started on March 17, 2025. and training with Don on the job responsibilities.
- Don proceeded to provide details of the loan restructuring.
 - Current Loans were restructured in Feb. 2023. Mature Feb. 2026.
 - Due to the interest rate increase, it is advisable to restructure in 2025.
 - LCEF wants additional required commitment (higher monthly payment).
 - We agreed to increase from \$55,000 to \$57,500 / month, the monthly payment has been increased since March 2025 to \$63,000 to avoid negative amortization.
 - \$57,500 was used as the basis for restructuring Loans A & B.
 - Approval Letter received outlining LCEF proposal.
 - Presenting proposal and resolution to Voters today.
 - Need Voters' approval to proceed forward.

LOAN RESTRUCTURE

Loan	Balance	Interest Rate	Monthly Payment	Notes
Current Loan A	\$11,448,476.99	6.625%* 2023 was 3.875% 2024 was 5.5%	\$63,250.68**	Covers interest only Approx \$18,000 to Principle Approx \$2,500 to Principle
Current Loan B	\$602,915.15	0%	\$ DC	No payment required
Total	\$12,051,392.14		\$63,250.68 + DC	
New Loan A	\$8,980,012.00	6.625%*	\$57,500.00	Approx \$7500 to Principle
New Loan B	\$3,071,380.14	0%	\$ DC	No payment required
Total	\$12,051,392.14		\$57,500.00 + DC	

*LCEF Cost of Funds + 2.50%; adjusts annually (2023 = 3.875%, 2024 = 5.5%, and 6.625% as of March 2025)

**Payment was \$55,000 for the first two years. Increased to \$63,250.68 just to cover increased interest in March 2025.

DC = Designated Contributions

Loan restructure fee of \$2500 (Title Update, Recording Fees, etc.).

DRAFT
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RESOLUTION

- That the Borrower borrow the sum of up to \$12,051,392.14, plus closing costs, from LCEF which loan is to be evidenced by one or more Note(s) and Modification Agreement providing for interest rates and terms as determined by the loan approval letter.
- That the Borrower execute and deliver a Loan Agreement containing the terms and conditions as set forth in the Approval Letter.
- That said loans be secured by the first Deed of Trust executed by the Borrower dated as of March 30, 2007, and recorded March 30, 2007 in Official Records of Alameda County, CA in as Document No. 2007126349 with respect to all of the real property owned by the Borrower described as follows (See Exhibit A).
- That the legal signers as specified in the Articles of Incorporation and/or the Constitution and Bylaws of the Borrower or, if not specified, the President and Secretary or, in the absences of the Secretary, another Officer, of the Borrower are hereby authorized, empowered and directed to execute, acknowledge and deliver on behalf of the Borrower one or more Note(s), a Loan Agreement, and Modification Agreement as above provided, and said Officers are further authorized, empowered and directed to do all such acts and things to execute and deliver all such documents as may, in the discretion of said Officers be deemed necessary, proper or convenient to carry out and comply with the provisions and terms upon which said loan is being made to the Borrower and the same are hereby approved in all respects.

Randy Hall opened the floor for the presented resolution and asked for a motion.

- Joe Ryno made a **motion** to accept the resolution.

A question was raised: Is any set amount required for a designated contribution? Don stated that no set amount is required and that any designated contributions are applied to Loan B. This is the same language as in previous loan agreements.

A question was raised whether this would need to be restructured next year. Don stated no, that this resolution will remain in effect for three years, the next being in 2028.

A question was raised if this was for the entire ministry. Don said it is all part of the same ministry and is treated as one.

A question was raised about whether the interest rates will change next year. Will the loan need to be restructured? The loan would not be restricted, and the interest rate will continue to adjust annually between now and the next three years. The interest rates will continue to be monitored; however, the commitment of the payment will remain the same. The only difference will be how much will be applied to interest and principal. If the interest rate rises dramatically, more decisions will be made.

A statement was made that papers would have been made available before the meeting, so we could follow along better. Don replied, this is noted and will be taken into consideration.

DRAFT
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A question was asked about who initiated this loan restructuring. Don stated that once LCEF told us about the interest rate increase, both agreed that this was not good news. LCEF stated they were willing to engage in a solution. LCEF is doing this with other churches across the country that are in the same situation.

A question was asked about how much principal has been paid down. Don stated that since the last loan restructure in 2023, Loan A's principal paid down \$247,751, and Loan B's principal paid down \$97,532. Over the two-plus years, the total amount is \$345,303.

No more questions were offered. Randy stated that Joe Ryno made the motion to approve the resolution and asked for a second. Larry Gomes seconded the motion.

- The vote was requested, and the resolution **passed** by unanimous voice vote.

ADJOURNMENT:

- A closing prayer was offered by Joe Ryno.
- The meeting was adjourned at 10:29 AM.

ATTACHMENTS:

- #1 - OSLM Attendance Sheet (4 pages)

Submitted by: Randy Hall, Secretary, April 27, 2025

Approved by Voters: xxx #, 2025