



**LOVE • LEARN • LEAD**

**Strategic Initiatives:**

**1. Discipleship**

We will practice Biblical Discipleship by instructing, modeling, and mentoring within our ministry and our community to make disciples of Jesus Christ.

**2. St. John's School & Children's Center**

We will disciple the families within our schools.

**3. St. John's Valley of Faith - Arvin**

We will work through St. John's Valley of Faith to disciple the community of Arvin.

*Board of Directors Meeting Agenda – Tuesday, September 20, 2016 at 6:30 p.m.  
Admin Building – Large Conference Room*

Agenda Item	Who	Minutes
Call to order	Brook	1
Minutes from August, 22, 2016 BoD meeting	Brook	1
Latest available fiscal year financial report	Cary	1
Prayer – Mutual Thanksgiving and Care	Dennis	5
SLT Report <input type="checkbox"/> Sanctuary expansion update	Pastors	10
Report of compliance	Dennis	1
Elder's report	Elder Rep.	4
Discussion of the campaign including: goals, priorities, a narrative how we got to where we providing transparency for our decision making process, and our next recommendation to the congregation.	Attendees	30
Mission Feedback from congregational groups – Learn and Encourage	Attendees	10
Preferred future visioning	Attendees	10
New Business		
Reflect and Pray		5
Reminders: <input type="checkbox"/> Next Executive Committee meeting – Monday, October 3, 2016 at 11:30 a.m. at Panera on Stockdale Hwy <input type="checkbox"/> Next BoD meeting – Tuesday, October 18, 2016 at 6:30 p.m. Large Conference Room		1
BoD self-review/thoughts on meeting	Attendees	4
Meeting Adjourned	Brook	



## PRELIMINARY MINUTES

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*Board of Directors Meeting Agenda – Monday August 22, 2016 at 6:30 p.m.  
Admin Building – Large Conference Room*

Agenda Item	Who	Minutes
<b>In Attendance:</b> Nick Acquaviva, Brook Luter, Bill Elliott, Dennis Hilken, Spencer Peregoy, Dan Shanyfelt, Leslie Klinchuch, Nancy Dinger		
Call to order: <b>6:33 PM</b>	Brook	1
<b>Approved minutes from July 19, 2016 BoD meeting</b>	Brook	1
<b>Approved latest available fiscal year financial report June 2016</b> End of fiscal year information given. Net gain of \$5.2 million due to BOH campaign, subtracting pledges of \$5.3 million of BOH pledges, but add back in \$133k of Klote expenses = net gain for the year of approximately \$65k for the fiscal year. Number may change following the audit in October.	Cary	1
Prayer – Mutual Thanksgiving and Care	Dennis	10
SLT Report <input type="checkbox"/> Strategic planning for 2016 – 2017 <b>SWOT Analysis: SLT → Staff → Board; lead to goals and strategic initiatives within respective ministries</b> <b>Move staff reviews to mid-year (January)</b>	Pastors	10
Report of compliance	Dennis	0.5
Presentation of Radian Design building renderings (around 7:00 p.m.) <b><u>Building Update (Mike Josephson):</u></b> <ul style="list-style-type: none"> <li>▪ Presented Visuals for Sanctuary Interior</li> <li>▪ Presented Updated Plans for Classroom Building</li> <li>▪ Presented Drawings of Entry Expansion</li> <li>▪ No Drawings of Conference Center Yet (But Soon)</li> </ul> <b>Discussion of construction/debt priorities based on current BOH pledges.</b>	Mike J	40
Elder's report <b>Campaign and nominating committee. Proposed nominating committee: Scott Garrison, Pam Roberts, Don Marquez, Debbie Swenson, Elizabeth Bruick</b>	Elder Rep.	4

Solar project update <b>Panels are up, with final inspection Wednesday. PGE inspections, followed by 20-30 day period for inspections by others. Should be up and running within a month.</b>	Spencer	2
Mission Feedback from congregational groups – Learn and Encourage <input type="checkbox"/> SJVF Mariachi Event <b>Great event, high quality music and message. Heat was a factor, as was community reluctance to come to a VOF sponsored event. Great volunteer support from St. John's.</b> <input type="checkbox"/> Beyond our Horizon visits <b>Event with visitors August 30 at 6:30 p.m. at Garrison's. Aim is to finish strong with visits, especially with construction dates upcoming.</b>	Attendees	10
Preferred future visioning: <b>Discussed future construction on Bolthouse property.</b>	Attendees	15
New Business		
Reflect and Pray		10
Reminders: <input type="checkbox"/> Next Executive Committee meeting – Wednesday, September 7, 2016 at 11:30 a.m. at Panera on Stockdale Hwy <input type="checkbox"/> Next BoD meeting – Tuesday, September 20, 2016 at 6:30 p.m. Large Conference Room		1
BoD self-review/thoughts on meeting	Attendees	
Meeting Adjourned: <b>8:38 PM</b>	Brook	

**Attachments:**

**Approved June 2016 Minutes**

**Financial Statement: June 2016**

**Updated Construction Timeline**

**Beyond Our Horizons**  
**Financial Forecast - September 15, 2016**

**Estimated Construction Cost Timeline**

Project	Project Cost	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	FY-17 Total	FY-18 Total	FY-19 Total	Grand Totals
<b>Sanctuary Lobby</b>	\$500,000	\$32,260	\$0	\$100,000	\$150,000	\$175,000	\$42,740							\$500,000			\$500,000
Progress Payment %		6%		20%	30%	35%	9%										
<b>Classroom Expansion</b>	\$2,500,000					\$125,000	\$125,000	\$125,000	\$375,000	\$500,000	\$625,000	\$625,000		\$2,500,000			\$2,500,000
Progress Payment %						5%	5%	5%	15%	20%	25%	25%					
<b>Conference Center</b>	\$2,750,000					\$137,500	\$137,500	\$137,500	\$412,500	\$550,000	\$687,500	\$687,500		\$2,750,000			\$2,750,000
Progress Payment %						5%	5%	5%	15%	20%	25%	25%					
<b>Construction Totals</b>	\$5,750,000	\$32,260	\$0	\$100,000	\$150,000	\$437,500	\$305,240	\$262,500	\$787,500	\$1,050,000	\$1,312,500	\$1,312,500	\$0	\$5,750,000	\$0	\$0	\$5,750,000
<b>Construction Cumulative Totals</b>		\$32,260	\$32,260	\$132,260	\$282,260	\$719,760	\$1,025,000	\$1,287,500	\$2,075,000	\$3,125,000	\$4,437,500	\$5,750,000	\$5,750,000	\$5,750,000	\$5,750,000	\$5,750,000	\$5,750,000

**Estimated Project Funding Timeline**

Description	Pledged	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	FY-17 Total	FY-18 Total	FY-19 Total	Grand Totals
<b>Major Donor Funding</b>	\$3,050,000	\$0	\$0	\$100,000	\$150,000	\$437,500	\$305,240	\$262,500	\$787,500	\$1,007,260				\$3,050,000			\$3,050,000
Assumption: Pay when invoiced																	
<b>Donor Families Funding</b>	\$3,028,380	\$328,283	\$65,163	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$1,168,427	\$929,977	\$929,977	\$3,028,380
Assumption: Even payments																	
<b>Donor Totals</b>	\$6,078,380	\$328,283	\$65,163	\$177,498	\$227,498	\$514,998	\$382,738	\$339,998	\$864,998	\$1,084,758	\$77,498	\$77,498	\$77,498	\$4,218,427	\$929,977	\$929,977	\$6,078,380
<b>Donor Cumulative Totals</b>		\$328,283	\$393,446	\$570,944	\$798,442	\$1,313,440	\$1,696,178	\$2,036,176	\$2,901,174	\$3,985,932	\$4,063,430	\$4,140,929	\$4,218,427	\$4,218,427	\$5,148,403	\$6,078,380	\$6,078,380
Cost/Funding Difference Over/(Short)		\$296,023	\$65,163	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$77,498	\$34,758	(\$1,235,002)	(\$1,235,002)	\$77,498	(\$1,531,573)	\$929,977	\$929,977	\$328,380
<b>Cumulative Difference Over/(Short)</b>		\$296,023	\$361,186	\$438,684	\$516,182	\$593,680	\$671,178	\$748,676	\$826,174	\$860,932	(\$374,070)	(\$1,609,071)	(\$1,531,573)	(\$1,531,573)	(\$601,597)	\$328,380	\$328,380

<b>Mission Bank Line of Credit Funding</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,070	\$1,609,071	\$1,531,573	\$1,531,573	\$601,597	\$0	\$0
Interest Cost @ 4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,247	\$5,364	\$5,105	\$11,716	\$41,113	\$6,804	\$59,633
<b>Funds Remaining After Interest Expense</b>																	\$268,747

**Existing Debt Paydown**

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	FY-17 Total	FY-18 Total	FY-19 Total	Grand Totals
Beginning LOC Balance	\$1,176,723	\$1,154,980	\$1,133,952	\$1,112,484	\$1,090,984	\$1,069,484	\$1,047,984	\$1,026,484	\$1,004,984	\$983,484	\$961,984	\$940,484				\$1,176,723
Current Loan Payment	\$21,743	\$21,028	\$21,468	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$257,739	\$258,000	\$258,000	\$773,739
<b>Ending Mission Bank Balance</b>	\$1,154,980	\$1,133,952	\$1,112,484	\$1,090,984	\$1,069,484	\$1,047,984	\$1,026,484	\$1,004,984	\$983,484	\$961,984	\$940,484	\$918,984	\$918,984	\$660,984	\$402,984	\$402,984
<b>Less: Funds Remaining After Interest Expense</b>																(\$268,747)
<b>Existing Debt Balance</b>																\$134,237

**Assumptions:**

- 1) Classroom and Conference Center construction would begin after congregation approval in October.
- 2) Major Donor Funding would be received as invoices are received for construction.
- 3) Donor Families Funding would be received evenly over the 3 year campaign.
- 4) Mission Bank Line of Credit would be utilized to makeup construction shortfall beginning in April 2017.
- 5) Existing Debt would continue to be paid down at \$21,500 per month.
- 6) BOH funds received above construction and interest costs would be applied to the existing debt.

## **Beyond Our Horizon: How Did We Get Here?**

St. John's has been blessed beyond measure in the short time we have been at 4500 Buena Vista Road. This did not happen by accident, but rather by God's grace, as well as the faithfulness, vision and leadership of many over the years. From the school and children's center to our fantastic worship center and sanctuary, God has done amazing things here on these 35 acres. So much so, in fact, that we have needed to plan intentionally what this land will look like when developed in full. After all, no one wants to be the one who builds a building in the wrong place. And, as blessed as we are, there are areas of need where our facilities are stretched. As a result, we arrived at the most current version of our master plan.

Along the way came the generous offer by a donor of a fix for some of the things in the sanctuary that were glaring weaknesses, which ultimately also led to the offer to fund its expansion. The conversation progressed and the design process was begun at the same time as we were finalizing our master plan and exploring the design for a new junior high building. In June 2015, those ideas were communicated to our donor, who requested the estimated price that would make all the most important pieces (sanctuary lobby, conference center and junior high building) of our master plan a reality. In July 2015, those pieces were listed and price estimates given.

Six months passed. People got busy. Ministry happened. And in December 2015, an answer arrived. Not only was a donor willing to fund the sanctuary expansion, but they were also willing to provide funding to the tune of \$3.05 million (\$1 million gift plus \$2.05 million matching funds), given the proper response of the congregation in stepping up to this challenge gift.

All of a sudden, a master plan that may have been measured in decades had the opportunity to become a reality...and soon! These were the conversations that happened: Who gets a gift like this? (Answer: no one!) Who says no to a gift like this? (Answer: no one!) In this economy, are we crazy to think about taking on a project of this magnitude? (Answer: probably!) Can God work through His people at St. John's to actually pull this off? (Answer: definitely!)

Wanting to do the right things the right way, our research and conversations led us to a capital campaign firm called, "J.D. Klote & Associates." The conversation with Mr. Klote was encouraging, as he outlined a process that is difficult but worthwhile, and as a result had met with great success through the years. As we signed on with Klote, he provided us with a consultant, Carl Graber, who led us through focus groups and a feasibility study. All the items in the master plan were presented at these focus groups, from buildings to debt elimination to parking lots and remodels. One thing came out resoundingly clear from the focus groups: the willingness of the congregation to move forward.

In good faith, we did. Soon after Easter 2016, we embarked on a capital campaign that is still in the process of being completed. As of the beginning of September 2016, the amount pledged by the congregation has climbed to about \$3.05 million, which, going back to December 2016,

meets the amount required for the full matching funds and exceeds it by \$1 million. God is so good, and it is not just about the money. No price tag can be placed on the value of the prayers and conversations that happened around the St. John's campus and across the dinner tables and in the living rooms of the people connected to this ministry.

That brings us to today. We see the foundations of what will be a beautiful expanded sanctuary. We have a completed solar array that is now online. We have enough pledges to cover construction on the sanctuary, expanded sanctuary lobby, conference center and junior high building. And we have enough left over that, over the course of the pledge period of this campaign, our debt will decrease significantly from where it is today. And, given the track record of our stewardship and fiscal responsibility in this ministry, we can look at eliminating debt not long after that; over the course of the past six years, not only has debt been paid down on the Worship Center and Sanctuary, but an additional \$750,000 expansion of the Kidz Connection building was taken on and paid off along the way.

In good faith, we have arrived at this point. In good faith, we are looking Beyond Our Horizon to a future whose only certainty is Jesus Christ, who is the same yesterday and today and forever. There is risk in stepping out in faith; there is sacrifice required. But there is also significant risk in standing pat. Every ounce of the good faith we have had and shown to this point is a direct response to the perfect faithfulness of our God. What a blessing to know with certainty how we got here...and where we are going.