

Squamish United Church Board Meeting
MINUTES
Wednesday, September 17, 2025 at 7:00 pm
Via Zoom

***The Mission of Squamish United Church is to be
“an Inclusive Community Serving God’s World”***

Present: Rev. Anita Spiller, Trevor Harris (Chair), Cindy Roy (Treasurer and General Secretary), Vicki Haberl (Meeting Secretary), Kevin Haberl, Glen Van Brummelen.

1. Welcome and Land Acknowledgment by Trevor Harris: 7:00 pm
2. Opening Prayer by Rev. Anita – alternate Jeremiah passage
3. Additions/Approval of Agenda: Moved by Kevin, seconded by Glen. Carried.
4. Approval of June 16th Minutes: Moved by Trevor, seconded by Cindy. Carried.
5. Approval of July 30th Minutes: Approved as Amended. Moved by Cindy, seconded by Glen. Carried.
6. Dreaming and Visioning
 - a. Discussion of Minute for Mission and Hugh Kerr’s wholehearted adoption of Rev. Anita’s desire to re-instate it.
 - Action: Trevor to purchase card for presentation to Hugh regarding his recognition by his former university.
 - b. Discussion of dream to see the children’s church membership grow.
7. Reports
 - a. Minister – warm reflections on the outcomes over the summer, and excitement about the new church year. Also provided positive, optimistic perspective about our new church administrator, Erica, who shows great potential to be a strong addition to our team.
 - b. Worship – lots of discussion about the variety of summer programming, use of the garden space, input from the congregation regarding the opportunity for direct engagement in the worship this summer.
 - c. M&P – nothing to report except to reinforce Rev. Anita’s strong report about Erica as our new administrator.

d. Finance

- i. Treasurer's Report (attached)
- ii. August 31, 2025 P&L, August 31, 2025 P&L YTD (attached)
- iii. YTD Comparison to Budget as of August 31, 2025 (attached)
- iv. Strata AGM Report (attached)
 - MOTION: That the board plan some stewardship conversation and plan for some engagement with the congregation regarding givings, with education about the overall financial health of the church, etc.
 - Moved by Cindy, seconded by Kevin, Carried.

8. Old Business:

- a. Update re Community of Faith Self-Assessment (Rev. Anita/Cindy) – to be done when time is available.
- b. Protocols for Interac Square (Vicki) – draft in progress to be shared soon
- c. Update re preliminary assessment of the large projector and screen (Kevin)
- d. Regional Representative to PMR (Rev. Anita/All) – target to have lay person attend next year's annual meeting with Rev. Anita, and to build upon that. Other meetings are primarily on-line.

9. New Business

- a. Recommendation from Refugee Sponsorship Committee (Kevin): The Refugee Sponsorship Committee of Squamish United Church is recommending release of the funds collected to support the resettlement of the SAFO, Dara (4), and SAFO, Rouni (6) families, and the transfer of these funds to Hillhurst United Church in Calgary. These funds, approximately \$56,000 will support the newcomers in their first year in Canada.
 - MOTION: That Squamish United Church release the funds collected to support the resettlement of the SAFO, Dara (4), and SAFO, Rouni (6) families, and the transfer of these funds to Hillhurst United Church.
 - Moved by Kevin, seconded by Glen, carried.
- b. Representatives for Strata Board (Rev. Anita/All) – Kevin is interested in working under the mentorship of Bruce Larson to support him in representing SUC on the Strata Board.
 - Action: Kevin will contact Bruce and coordinate his involvement.
- c. The Hub Insurance – received communication requesting information to appraise church properties to confirm that the church is adequately insured.

- Action: Trevor and Cindy will meet to determine what information needs to be provided.

10. Upcoming Events:

- a. SUC Coffeehouse – Saturday, November 1, 2025 between 4pm and 6pm. This is a general fund fundraiser.

11. Next Meeting: Wednesday, October 22, 2025 (delayed one week)

12. Closing Prayer – Rev. Anita

13. Adjourn Meeting – at 8:20 pm

Signed:

Trevor Harris, Chair

Cindy Roy, Secretary

**TREASURER'S REPORT
SEPTEMBER 17, 2025 BOARD MEETING**

The following is an overview of our current finances:

AUGUST 2025 P&L & YTD:

- August was a good month and we ended in the black, mostly due to rental activity.
- Year to date, we are \$7,000 in the red as of August 31, 2025.

NOTES ON "YTD COMPARISON TO BUDGET", AUGUST 31, 2025

INCOME:

- General Donations are under budget by approximately \$5,300
- UCW donation normally takes place later in the year so shows a zero amount at this time
- There have been no targeted donations to date
- Facility donations are above expected at the end of summer

EXPENSES:

- Our expenses are over by approximately \$1,000, some categories are under, some are over, mostly from unexpected expenses, e.g., software expenses due to AV issues, salaries are off due to two-week training overlap with our Administrators, vacation payout, etc.

STRATA FEES:

- At the recent Strata AGM, we were advised that our strata fees would be increased by \$104 per month for a total of \$1,623 per month retroactive to April 1. At the same time, we became aware that the increase in strata fees for 2024 in the amount of \$44.24 per month had not been implemented. These back fees plus our new strata fee went through on September 1 in the amount of \$2,899.

RENTALS:

- July and August have traditionally been slow months for rentals as many groups take the summer off. This year, the 7th Day Adventists, Jesus is Lord Church and Bits continued to run both months. In addition, we had Wilderness Training for five days in August. This resulted in income of \$5,216 for July/August, 2025 as opposed to \$1,787 for the same period in 2024.

Cindy Roy
Treasurer

Squamish United Church

Profit and Loss

August 2025

	TOTAL
INCOME	
500 Donations	
501 General Donations	5,995.00
Total 500 Donations	5,995.00
526 Facility Donations	3,551.25
Total Income	\$9,546.25
GROSS PROFIT	\$9,546.25
EXPENSES	
600 Operating Expenses	
611 Website Expenses	26.98
612 Software	33.15
627 Office Cleaning	450.00
689 UCC Annual Assessment	400.63
Total 600 Operating Expenses	910.76
660 Building Expenses	
667 Strata Fees	1,474.79
668 Communications	143.40
Total 660 Building Expenses	1,618.19
670 Administrative Expenses	
671 Insurance	179.63
672 Legal & Accounting	34.59
673 Service Charges	46.55
Total 670 Administrative Expenses	260.77
850 Salaries & Benefits	
851 Salary Expense	4,812.10
853 Employer-paid	931.34
854 Phone Allowance	70.00
855 Service Charges	57.18
Total 850 Salaries & Benefits	5,870.62
Total Expenses	\$8,660.34
OTHER INCOME	
535 M&S Flow Thru Income	0.00
Total Other Income	\$0.00
OTHER EXPENSES	
991 Broadview Magazine Subscriptions	-30.00
Total Other Expenses	\$ -30.00
PROFIT	\$915.91

Squamish United Church
YTD Comparison to Budget
As of 8/31/2025

	Aug 31 YTD	8/12 of	
	Total Budget	Budget Nos.	
INCOME			
500 Donations			
501 General Donations	49,975.56	\$ 83,000	\$ 55,333
Targeted Donations	0.00	\$ 1,000	\$ 667
UCW Donations	0.00	\$ 2,000	\$ 1,333
Total 500 Donations	\$ 49,975.56	\$ 84,000.00	\$ 56,000
511 Fundraising	1,784.45	\$ 3,000	\$ 2,000
526 Facility Donations	20,736.25	\$ 28,500	\$ 19,000
Total Income	\$ 72,496.26	\$ 115,500.00	\$ 77,000
GROSS PROFIT			
EXPENSES			
600 Operating Expenses			
611 Website Expenses	513.23	\$ 320	\$ 213
612 Software	1,649.08	\$ 675	\$ 450
625 Office Expense	174.93	\$ 400	\$ 267
626 Supplies	134.82	\$ -	\$ -
627 Office Cleaning	3,075.00	\$ 5,200	\$ 3,467
642 Facility Rental Expenses	375.00	\$ 2,000	\$ 1,333
643 External Venue Rental	50.00	\$ -	\$ -
689 UCC Annual Assessment	2,804.41	\$ 4,407	\$ 2,938
730 Benevolent Fund withdrawals	400.00	\$ -	\$ -
Total 600 Operating Expenses	\$ 9,176.47	\$ 13,002.00	\$ 8,668
660 Building Expenses			
665 Utilities	2,446.83	\$ 3,500	\$ 2,333
667 Strata Fees	11,798.32	\$ 18,936	\$ 12,624
668 Communications	1,147.20	\$ 1,721	\$ 1,147
669 Repair and maintenance	183.42	\$ 1,000	\$ 667
Total 660 Building Expenses	\$ 15,575.77	\$ 25,157	\$ 16,771
670 Administrative Expenses			
671 Insurance	1,449.54	\$ 2,163	\$ 1,442
672 Legal & Accounting	558.60	\$ 1,000	\$ 667
673 Service Charges	393.53	\$ 600	\$ 400
Total 670 Administrative Expenses	\$ 2,401.67	\$ 3,763	\$ 2,509
690 Worship Expenses			
693 Worship Resources	133.35	\$ -	\$ -
694 Worship Labour Expense	219.25	\$ -	\$ -
695 Worship Decor	195.00	\$ -	\$ -
696 Piano Repairs	281.64	\$ -	\$ -
697 Supply Ministers	175.20	\$ -	\$ -
Total 690 Worship Expenses	\$ 1,574.44	\$ 3,520	\$ 2,347
711 Fundraising Expense	342.38	\$ -	\$ -

800 Ministerial Expenses				\$	-
Educational Resources	1,067.98	\$	845	\$	563
802 Pastoral Care	28.25	\$	200	\$	133
Total 800 Ministerial Expenses	\$ 1,096.23	\$ 1,045	\$ 697		
850 Salaries & Benefits				\$	-
851 Salary Expense	40,619.61	\$	58,206	\$	38,804
852 Worksafe BC	93.74	\$	111	\$	74
853 Employer-paid	7,594.46	\$	11,393	\$	7,595
854 Phone Allowance	560.00	\$	840	\$	560
855 Service Charges	496.33	\$	850	\$	567
Total 850 Salaries & Benefits	\$ 49,364.14	\$ 71,400	\$ 47,600		
Total Expenses	\$ 79,531.10	\$ 117,887	\$ 78,591		

Centrepoint Strata AGM 2025

The Centrepoint Strata AGM was held as a Microsoft Teams meeting on Wednesday July 16. SUC was represented by Hugh Kerr, and by Trevor Harris, who took the place of Bruce Larson who was absent for medical reasons.

We examined the forecast final 2025 budget, along with the 2025 original budget and the proposed 2026 budget. (attached). The total expected income for 2025 is about \$231K, versus expected total expenses of about \$217K, giving an excess revenue of almost \$14K. Notable items which were significantly different from the original budget were: snow removal (\$0 vs \$20K), HVAC costs (\$22.7K vs \$14K), plumbing (\$8.8K vs \$3K), waste removal (\$30.2K vs \$27K).

The excess income will be put into the Contingency fund. This fund can be used for unexpected items in the future. The proposed budget includes an additional Contingency Reserve contribution of \$18,104.

The current property managers (Terra) did not submit a proposal for 2026. Three other property manager companies did submit a proposal. The proposal from WRM was approved. Its cost will be \$10.6K, plus taxes.

The total proposed budget for 2026 is \$250,733. This is a predicted increase of \$15.8K or about 7.3%. We are only responsible for 7.93% of the total or \$19,484. Hence our monthly strata fee will be \$1623.68. This is an increase of about \$104 per month.

A major problem has been pipes overhead in the parkade which are liable to freeze and then leak. BC Housing paid for electrical work involved with required changes. Two types of pipe coating are possible: paper (life expectancy 15-20 years) or PVC plastic (life expectancy 25-40 years). The latter is more expensive, but was approved at this meeting.