

RHUC BOARD MEETING Minutes
December 12, 2025
(Garden Room Potluck dinner - Cancelled due to weather)
Meeting 7:30 pm



Present – Howe Foo, Carolyn You, Harry Ramsaran, Dianne McLeod, Rev Lee-Ann Ahlstrom, Sue Baker, Doug Loweth, Julie Horne, David Leyton-Brown, June Blanchette, DJ McCready, Ralph Dunham

Regrets – Jane Ridout

Guest – Jane Wedlock

Devotion – Ralph

Land Acknowledgement - David

Approval of Agenda added SWRC to new business Approved

Approval of Minutes of November 2025 meeting Approved

Correspondence - Letter received from Town of Richmond Hill re: zoning issue with respect to a building on Church St South and half way down the block – will be discussed at upcoming town meeting

Minister's Report - Lee-Anne - working on Christmas services
(Thanks were expressed to Lee-Ann for contributions at meetings, Sundays, etc. Lee-Ann has already met with Mimi and they both will meet with Barry on Tuesday.)

Requested Business Items:

2026 Provisional Budget – Julie – report sent out prior to meeting

Motion:

That the Board of Richmond Hill United Church approve the Provisional Budget for 2026 as presented. The budget for the General Fund reflects a deficit of \$108,297 and the budget for the Building/Capital Fund reflects a deficit of \$6,800.

M/S Julie Horne /Dianne McLeod

Approved

All M&P compensations and differences in ministerial salary included in the provisional budget.

Building Repair Update– Doug

Screen shared update for board – December 10, 2025

Ceiling work stopped and can't resume

Half of \$440,000 budget has been paid out

Consulting fees and meeting

Scaffolding cost reduced

Shoring up of basement about 25K\$ approx.

Support towers approx. 50K\$

EnginRoof at risk of failure- access route through sanctuary needs to be revisited

Summary

-Historic Restoration can do repairs

-ball park estimate -everything we know of now about \$250,000

-don't know cost of trusses

-have a firm quote for the ribs

- some mages were shared

-this is well beyond job the team was given to do!!! Well beyond the funds approved.

- knew significant roof repairs included in a 5 year plan –(3-5 years down the road after raising money and some income from arts in sanctuary)
- options were discussed in the planning – need to identify sources of more money than were previously identified

- suggestion made for some people to meet with city and SWRC
- Harry has agreed to arrange a meeting for Doug, DJ , Jane R and Jane W to meet with Jody Maldy – this needs to be a formal request from RHUC
- timeline of studies and quotes possible resume work in March – need to approve anything today to make that happen??
- all contingency have been spent on engineering consultations
- any further work that wasn't part of initial job would require using funds for plaster repair or organ pieces
- le reallocation of funds would ikely be needed

What cost to get of contract with HR? no penalty per say – if stopped job they would bill us for work done etc.

If looking at \$250-300K to finish roof structure, doesn't include end of trusses, would that include roof work that we thought would be needed in 4-5 years?

Still things to be done in 4-5 years

- Jane R and Jane W working on information regarding roof, HVAC etc and any external repairs which are part of Phase 1
- Cultural spaces and internal work are Phase 2
- need to show bigger picture to congregation – need a comprehensive doc – do we have the expertise to do this?
- SWRC and city may be able to help with expertise as we are working on a legacy for the community
- Gen Spirit package includes simplified version of information Doug shared on Sunday with the congregation

Concerns raised:

- not able to realize existing value of the building
- possible to set up organization and sell the building to The Steeple and then they go and get a mortgage sufficient to pay for repairs and we rent from them as they finish the repairs?

- we don't own the bldg. belongs to UCC
- need to imagine other possibilities
- must separate church from the bldg. –
- who would purchase?
- there is an urgency because we feel we can't move forward until there is some understanding of possibilities and who can help us – which is our short term priority
- Is there support for stopping our work with Historic Restoration and redirecting the funds, e.g. legal fees for arts centre? Engineering consult?
- shoring up of trusses must be done because that's the starting point for anything that happens
- support tower can be purchased rather than rented and sell again when finished
- bolstering would be approx. \$50-60K, ceiling work has stopped
- possible to stop contract – and leave space unused, and organ pipes stored in Centennial

Motion

That the RHUC board request a meeting with Jody Maltby at SWRC to discuss the current state of our building.

MS David Leyton-Brown/Carolyn You Approved

- Jane R., Jane W., Harry, DJ and Doug will attend as able

Current options:

- 1 Can decide to spend further money on engineering... or...
- 2 Keep project going at very low level - Rent for scaffolding and Paul's time until conversation with Jody.... or.....
- 3 Formally close it down and get last costs from contractor

-Doug suggests keep contract open and scaffold in place until conversations with other people, at SWRC etc

- Decision made to continue with option 2 – fill the holes in basement as they can't be left exposed
- Engineering report \$5K to find out how to build support towers
- \$40-50K to build them..... plus engineering cost to build

- No grant applications made yet – don't have the people to do the work
- Lee Ann volunteered to help look for grant options
- The city of RH has declared the church is in a cultural area
- Need to let them know we are in our planning/progress/needs

Nominating Committee – Carolyn You will chair – all board members asked to send name(s) for possible committee members to DJ and Carolyn

New Business

SWRC report – David LD– special recall mtg – body of dissent re financial plans for 2026 – 300K\$ fund was created for program funding and capital expense funding for congregation – as of Jan 2 2026 can submit application for \$10K – need to act quickly as soon as application comes out

AGM – March 22, 2026 date was set

January agenda item – Finance Committee report

Adjournment

Next meeting January 14, 2026

Handwritten signatures of J. McCready and Nancy Hart.