

Trinity Congregation Council Minutes October 21, 2025

Present: Kevin Brown, Lynn Buske, Erik Dovre, Robin Drout, Karla Halloin, Natalie Hanson, Greg Helgeson, Dawn Marcott, Mary Schoenknecht, John Schroedl, Gail Schulner, Jacqueline Strayer, Michelle Zumwalt, Craig Olsen, Pastor Patrick Patterson, Pastor Tom Westcott

Absent: Henry Butler, Denyse Schroeder

- 1. Call to Order:** President Karla Halloin called the meeting to order at 5:00 p.m.
- 2. Devotion:** Mary Schoenknecht provided a devotion based on scripture from Hebrews, chapter 12, and from early records of the founding of Trinity Lutheran Church in 1954.
- 8a. New Business, New Staff Introductions:** *(This agenda item taken up early to accommodate staff members present at the meeting.)* Staff members Kim Dewey (Preschool Director), Wendy Jaenke (Front Office Assistant), and Sue Jensen (Worship and Music Coordinator) introduced themselves to the Council. Each gave information of their background and briefly described the responsibilities of their position.
- New Council Member Introductions:** New Council members Gail Schulner, Natalie Hanson, and Erik Dovre introduced themselves to the rest of the group and shared information on their backgrounds and past involvements at Trinity.
- 8b. New Business, Endowment Trust Fund:** *(This agenda item taken up early to accommodate members of the Endowment Trust Board of Trustees present at the meeting.)* Jeff Hartman (Board Chair) and Reider Gullickrud (Board Treasurer) provided a report to the Council on the activities of the Endowment Trust for the period from January 1 to June 30, 2025. Jeff provided a handout giving background on the Endowment Trust and explaining the process by which the Trust awards grants of up to 5% of its investable assets each year.

Additionally, Jeff reported that the Endowment Trust is in the process of selling two rental properties that it owns (1408 E. Lexington Blvd. and 1413 E. Clairemont Ave.). This after the Council accepted a recommendation made in 2024 by the Trinity Rental House Work Group that there is no identified need for Trinity to retain these two properties. Based on the Council's decision, the Endowment Trust Board of Trustees determined that there are more preferred ways for it to invest its assets than in real estate. Jeff reported that they have accepted an offer from a buyer to purchase the 1408 E. Lexington Blvd property. In the process of doing this, however, it was learned that the title to this property (as well as the 1413 E. Clairemont Ave. property) is in the name of Trinity Lutheran Church, not the Endowment Trust. Pastor Patrick indicated that for Trinity to sell the property, a two-thirds vote of members present and voting at a meeting of the congregation is required. A special Congregation Meeting has been scheduled for November 2, 2025, at 9:00 a.m. to obtain such an approval for sale of the 1408 E. Lexington Blvd. property. Karla Halloin presented

the resolution (copy attached to these minutes) that needs to be approved by the congregation and indicated that it would be appropriate for the Council to recommend that the congregation approve this resolution. It was moved and seconded that the Council recommends approval of the attached resolution by the congregation. The motion was approved.

3. **Approval of September Council Minutes:** The September Council minutes were approved as written.
4. **Approval of September Financial Report:** Craig Olsen reviewed the September financial results. Expenses for the month exceeded income by approximately \$15,000. The fiscal YTD deficit is now approximately \$37,000. Expenses for the month were under budget, but income was less than planned. Income needs to increase and will likely do so in the November to January period as it did last year. The September financial report was approved as presented.
5. **Pastors Reports:** Pastor Patrick supplemented his written report by indicating that there have been three significant donations to the food pantry in the last few days (\$1000, \$5000, and \$10,000). Pastor Tom pointed out that there will be recognition at the Sunday services this weekend of Marlee Knickerbocker's retirement as Preschool Director. There were no other questions or comments on the written pastor reports for the month.
6. **Staff and Committee Reports:** There were no questions or comments on the written staff and committee reports for the month.
7. **Old Business**
 - a. **Rental Property Project:** Karla Halloin provided an update on the 1402 E. Lexington Blvd. rental property repair work and shared some photographs of the almost finished work. It is hoped that the house can be re-rented beginning November 1. Karla also presented information on projected income and expenses for the property over the next six-year period. Assuming no tenant turnover or unusual expenses, we should be able to repay the loan taken out for property repairs and begin providing income to Trinity's operating account during this period of time. Karla suggested that a \$20,000 reserve in the designated account for the property would be a reasonable amount to maintain before income is transferred to the operating account. After discussion the following motion was made and seconded: "The church council recommends that \$20,000 be maintained in the Lexington House designated account unless unusual expenses for the house are anticipated in the next fiscal year. Any amount over \$20,000 should be moved to the general operating account at the end of the fiscal year." The motion was approved.
 - b. **Photo Directory Update:** One more day of photography is planned (tomorrow). This will bring the total number of family units photographed to around 300. Work is underway on the general layout for the directory. A mock-up will be shared with the Council.

8. New Business

- a. New Staff Introduction:** *(This item covered above.)*
- b. Endowment Trust Fund:** *(This item covered above.)*
- c. Vision Plan Review:** It has been several years since Trinity's Vision Plan was developed and implemented. A review of the plan will be conducted this year: (1) what has been accomplished, (2) what is not yet done, and (3) where we should go from here. It is proposed to do this one "movement" at a time. A small group will review each movement and present a report to the Council for more discussion. Following Council review, findings will be shared with the congregation for their comments.

9. Closing Prayer: Mary Schoenknecht provided a closing prayer.

10. Adjournment: The meeting was adjourned at 6:50 p.m.

Respectively submitted,

Robin Drout
Secretary

RESOLUTIONS OF TRINITY LUTHERAN CHURCH OF EAU CLAIRE, WISCONSIN
SPECIAL CONGREGATIONAL MEETING

November 2, 2025

WHEREAS, Trinity Lutheran Church Endowment Trust (the "Endowment Trust"), is a division of Trinity Lutheran Church of Eau Claire, Wisconsin (the "Corporation"); and

WHEREAS, the Endowment Trust has accepted an offer dated September 27, 2025 (as amended from time to time, the "Offer"), from Erik M. Thompson (the "Buyer"), to purchase the single family residence located at 1408 East Lexington Boulevard, Eau Claire, Wisconsin (the "Property"), for \$254,900 cash on the terms and conditions set forth therein; and

WHEREAS, the Congregation Council recommends the Corporation take such action as may be necessary or appropriate to approve the sale and transfer the Property to the Buyer pursuant to the terms of the Offer; and

WHEREAS, Chapter 12.05b of the Constitution of the Corporation requires that any sale of real property must be authorized by a two-thirds majority vote of the members present and voting at a legally called meeting of the congregation;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the sale of the Property by the Corporation to the Buyer on the terms set forth in the Offer is hereby ratified, confirmed, approved, and adopted.

BE IT FURTHER RESOLVED, that Karla Halloin, president of the Congregation Council, or Patrick Patterson, lead pastor of the congregation, acting together or individually, be and hereby are authorized empowered and directed to execute, for and on behalf of the Corporation, any deed, closing statement, transfer tax statement, affidavit, ratification of the Offer, and any and all other documents, agreements or instruments either of them shall deem necessary or appropriate to complete the sale of the Property pursuant to the terms of the Offer, and either of their signatures on such documents is hereby ratified, confirmed, approved, and adopted as an act on behalf of the Corporation.

BE IT FURTHER RESOLVED, that the Secretary of this Corporation, Robin Drout, be and hereby is authorized, empowered, and directed, for and on behalf of the Corporation, to: (a) prepare and maintain a complete and accurate record of the minutes of this meeting, (b) enter the resolutions adopted at this meeting into the official minute book of the Corporation, (c) certify and attest that the resolutions adopted by the congregation are true and correct copies, and (d) deliver or provide copies of the certified resolutions to any third party as deemed necessary to complete the sale of the Property.

BE IT FURTHER RESOLVED, that any act or thing done by the Secretary in connection with the foregoing resolutions is hereby ratified, confirmed, approved, and adopted as an act on behalf of the Corporation.

* * * * *