

Senior Warden's Report

For the past two years it has been my pleasure to serve as your Senior Warden, and it is now time for me to move on. Personally, it has been a period that has been exciting, challenging and a learning opportunity.

A summary of the Vestry's activities, accomplishments of our ministries and challenges are detailed in this Annual Report. It contains an excellent summary of the many programs and activities underway at Christ Church. I am sure you have noticed a new sense of vitality, a re-energized level of involvement on the part of church members and many new families joining us for Sunday worship. Periodically, we have conducted new member lunches at the rectory and it has been very gratifying to observe the interest and enthusiasm of these newcomers. Many have mentioned how warmly they have been welcomed and accepted by the members of our church. This is a tribute to you, and we thank you for your gracious hospitality.

During this past year we have had to meet several unanticipated building maintenance expenses, such as repairing the stairway at the school and replacing the heating system in Hinde Hall. In spite of these additional expenditures, we have been able to accommodate them and still balance our budget. The Treasurer's Report highlights that accomplishment.

This year's Stewardship Campaign, better known as the Pony Express, was enthusiastically received and enabled us to exceed our goal of a 10% increase in giving. A few pledges are yet to come in; but, for the most part, it was completed in record time. Our thanks to Rob and Mary Taylor for their enthusiastic leadership.

Last year at our annual meeting the church members endorsed the Strategic Plan prepared by the Vestry. Many of our activities of this past year have centered on implementing the various components of the plan. That effort will continue throughout 2011.

One of the goals contained in the Strategic Plan is to develop a Master Facilities Plan for all church properties. That plan is scheduled for completion this summer and will detail improvements and costs for all our facilities. We need to upgrade all our properties to meet the growing demands of our church family. More details will be forthcoming as the plan is more fully developed.

We are in the process of launching one program that has been identified by the Master Facilities Committee and that is the remodeling of Clare's Cottage. Until this past summer the property housed the Montessori School. The school moved out at the end of June, and we conducted an assessment of the property's physical condition and potential church uses for it. One of the most pressing needs for our church family is meeting space, and we determined that Clare's Cottage could help meet those needs if it was remodeled. An assessment of this property was conducted by an outside firm in 2007, and it was determined that it was savable but would require an investment to substantially upgrade the property. Although we have been using the facility for a number of years, maintenance largely consisted of making only emergency repairs and the property is in need of repairs to address deferred maintenance issues. As part of our assessment this past year we contracted with an architect/engineer to further inspect the property and to make recommendations for improvements. He confirmed that it was well built and that with work it could be useable for a number of years.

Our Rector, in consultation with the Head of School and church staff, evaluated the existing space layout. Considering church/school needs they have recommended a revised space plan to meet current use requirements. For example, we need two rooms to serve as an infant nursery and toddler nursery. These spaces would be designated solely for that purpose. Also, we need a larger space for Sunday School and general meeting purposes. Another need is a music room for the day school and adult choir. These needs were passed on to the architect resulting in the new floor plan for Clare's Cottage.

In discussions with the Head of School it should be noted that the use of Clare's Cottage as a music room ties in with her plans for the school. On completion, she would move her office into the current music room so she would be physically located at the center of the school campus. That would enable us to move the Associate Rector's office from the Youth Center to the church office which would enhance communications among the staff.

Some have questioned the advisability of investing any money to restore Clare's Cottage and to look at other options such as tearing it down and building a new and larger facility. The Master Facilities Committee and the Vestry looked into that possibility and concluded that a new facility would be much more expensive and beyond our existing financial capability.

All components of the remodeling have been bid multiple times in an effort to get the best possible price for the project. Now we are in the process of making the many necessary filings with the city. We anticipate obtaining a construction permit sometime in May and beginning construction in June 2011 with completion by January 2012.

As you can see, this has been a very active year as we continue to focus on building the future of our parish. I look forward to our continued growth this next year and have been blessed by my opportunity to serve as Senior Warden.

Mark DeMichele

