

All Saints Lutheran Church
Special Congregational Meeting Minutes
August 3, 2025
Minutes prepared by Megan Barnes, Council Secretary

1. **Meeting called to order at church and on Zoom** by Pastor Kristin Schultz at 11:02am.
2. **Opening Prayer** by Pastor Kristin.
3. **Quorum:** Jim Krugor established that we had a quorum.
4. **Congregational Vote on Resolution A to Begin Drainage Repair:**
 - a. Vote to execute a contract with Custom Grading in an amount not to exceed \$150,000 to complete the required drainage project repair and construction.
 - b. Vote to pay the cost of the Contract as described in Exhibit "A:

Funding Sources	Amount	Notes
Capital campaign funds	\$61,300	Funds received to date, less costs
Church savings/reserves*	\$50,300	Funds remaining = \$8,000
Endowment*	\$25,000	Funds remaining = \$33,704
Collateral release - Solar loan	\$13,400	
TOTAL	150,000	

- c. Vote to authorize the council to execute all documents necessary to complete the construction and repair work including but not limited to permits required by the City of Albuquerque or the State of New Mexico.
 - d. Jim seconded the motion from council, we voted, and the motion passed.
 - e. Questions and comments:
 - i. Kris asked about the status of the solar rebate and Jim Kruger reported that he is in contact and working on it.
 - ii. Jon asked about why the cost has gone up and Kristin explained that it's a variety of things, including increased costs of materials.
 - iii. Karla asked about the HOA status and Kristin explained that we are moving forward only with the repair we are responsible for. The wall is the HOAs responsibility.
 - f. Jim moved to adopt the resolution and Steve seconded it. The motion passed unanimously.
5. **Vote on Resolution B to Sell Property Owned by the Church:**
 - a. Vote to take any and all actions necessary to negotiate the sale of the 3-acre parcel of real property identified in Exhibit "A," in commercially reasonable manner, by listing the property for sale with a New Mexico licensed real estate broker experienced in the sale of unimproved real estate.

- b. Vote to negotiate a sale of the property in a manner that generates the maximum amount of cash to the Church and minimize the cost of sale to the Church. See Exhibit "B".
 - c. Vote that if the terms of sale require carrying a portion of the sale amount on a real estate contract the Congregational Council is authorized to negotiate the terms and conditions of any required real estate contract. See Exhibit "B."
 - d. Vote to authorize council to execute any all documents, including but not limited to listing agreements, deeds, closing statements, transfer statements, necessary to complete the sale of the real property identified on Exhibit "A".
 - e. Kris seconded the motion from council, we voted, and the motion passed.
 - f. Another question was asked about whether we are obligated to repay Endowment and the answer is no. Rae asked about the air conditioning and Kristin replied that we are still in the process of determining how to address the air conditioning issue.
6. **Gratitude:** We thanked Jim and Tom and all the people who have helped with these resolutions for their incredible work.
7. **Meeting Adjourned** at 11:22pm.