

TL3 Meeting – August 17, 2026

Attendees: Fred Bailey, Tracey Briggs, Gary Brockway, Phil Crouch, Diane McEntire, True Morse, Jennifer Prince, Jill Rhinehart, Pam Rogalski, John Smith

Absent: Phil Crouch, Loring McIntyre

LOVING

1. True opened the meeting with prayer
2. The group shared blessings and concerns about each other as well as other members of the Groce church family.
3. **Growing the Family of God at Groce updates.** Jill shared concerning some younger couples, music camp and the youth summer mission experience.

LEARNING

1. **5/18/26 meeting notes were approved**
2. **Finance**
 - i. Pledges slightly ahead of budget
 - ii. Miscellaneous income ahead of budget
 - iii. Expenses less than budget
 - iv. The overall cash balance is better, but goal would be to have it higher. Special funds total, excluding endowment and Epworth apartments, is \$101k while the Truist checking account is \$102k. There were times earlier in 2026 that the checking account was down to \$50-60k.
 - v. There is \$60k in the Facilities Fund. Spending from that fund for priority items reduces the overall cash balance amount.
 - vi. Apportionment payments continue to be a concern. Only \$7k of payments have been made against a year to date budget of \$20k. There are 2 more apportionment Sundays this year.
 - vii. Overall Groce's financial shape is improved over recent years.
 - viii. Consider using some of the rummage sale proceeds towards apportionment payments.
- b. **Rummage Sale**
 - i. Gary, Diane, Jennifer, Pam and Jill reviewed the plan
 - ii. Social media will be used to promote the sale. Groce members will be emailed to ask them to share the social media posts.
3. **SPRC – Youth Director hiring**
 - a. Diane and Jill reported three applications have been received and are being reviewed.
4. **Epworth apartment** rent rate changes were discussed

LEADING

5. **Trustees**
 - a. Development of a policy regarding weapons on church property as well as additional security guidelines for ushers was discussed. Jill is contacting the Asheville Police Department to see if someone could attend the September TL3 meeting to educate TL3 on the considerations.
 - b. Approved "Get Out the Vote" table by the local voting precinct after Jill attained additional clarification that it was not partisan oriented
 - c. True reported that the repair team is working well using the whiteboard list on the back of Mariah's door
 - d. A motion was made by John Smith, seconded by Gary Brockway and approved for the following expenditures from the Facilities Fund
 - i. Wesley building exterior canopy ceiling repair - \$632
 - ii. Wesley gutter guards - \$4,071
 - iii. Epworth gutter guards & gutter repair - \$4,486
 - iv. Epworth lower level bathroom grab bar repair & exterior door sealing - \$721
 - v. Epworth lower level ceiling repair - \$669
 - e. True reviewed priority facility items being priced for future approval from the Facilities Fund

- i. Winter replacement of most critical HVAC equipment: Wesley upper floor cooling condensing unit, main sanctuary and offices air handling units (\$4,000 HVAC gift would be used towards this work)
- ii. Sanctuary stained glass wood trim and plexiglass panels
- iii. Sanctuary and Wesley fascia board
- iv. Multi-year plan for spreading the cost of HVAC equipment replacement
- f. There will be a September discussion to create guidelines around funding approvals required to go before TL3
- g. **Upper level Epworth building rent rate changes.** A motion was made by John Smith, seconded by Fred Bailey and approved to increase the rents as shown below after input from the property manager for Trinity UMC who also recommended that a 3% annual increase occur each year which is standard practice. True to notify the tenants.
 - i. U01 Bricks for Kidz - increase from \$400 to \$500 but willing to settle for \$450
 - ii. U02 Asheville Reading Roots - increase from \$300 to \$350 (100 sf smaller than U03, U04 and U05)
 - iii. U03 Chances for Children (Marsha) - increase from \$350 to \$400
 - iv. U04 Dress Up Suit Up (Marsha - continue this at \$0 as Groce ministry support
 - v. U05 Amy Chambers Creative - increase from \$300 to \$350
- h. **Renting out the former Warrior Canine Connection space.** A motion was made by Gary Brockway, seconded by John Smith and approved to engage Realty World Marketplace to market this space to be rented. The commission is 1 months rent. Due to the shared bathroom space with the room used by the Girl Scouts and AA, Tammy Peek would clean and stock the bathroom 3 days a week and would receive additional compensation. Diane and True discussed this with Tammy.
- i. **Revising use rates for Asbury Hall, Charter Hall and Jack Bass Room.** True reviewed extensive information obtained from other churches about their rates and a working draft of proposed rate changes at Groce. Further work needs to be done, which will be discussed at the September TL3 meeting.

HOUSEKEEPING

- 1. Next meetings –
 - a. September – Tuesday, 9/15 (initial stewardship campaign discussion)
 - b. October – Tuesday, 10/20
 - c. October – Church Family meeting (updates, stewardship campaign)
 - d. November – Tuesday, 11/17

Jill closed the meeting in prayer