

## **I. Junior Warden's Report to the Annual Meeting – 15 Feb 2014**

### ***A. What has been done in regard to property management at St. David's and Canterbury House?***

**1. In the summer of 2011, Michael Hudson asked me to assume the responsibility for the oversight of certain aspects of the maintenance of 3 properties, including:**

**a) St. David's Grounds – supervised by Garden Committee under Armando's private lawn service**

**b) The Old Rectory, managed by Western Carolina Rentals**

**c) Canterbury House, managed by Western Carolina Rentals**

**2. In the January 2012, with Vance Davidson's help, we dismissed (Duval Smith) of Western Carolina Rentals, and I was asked to assume the role of property manager.**

**3. After a short term of exposure to the task, it became apparent that continued rental of the Rectory and Canterbury House would necessitate extensive expenditure of funds to make and sustain them suitable as rental properties.**

**4. The Vestry authorized Norman West to make improvements in the Rectory in 2011 and 2012 prior to its sale to our friend Mesfin. West also assisted in the refurbishment of Canterbury Apartment in 2013.**

**5. Both in the case of the Rectory and at Canterbury Apartment, we encountered egregious problems with our renters both in the form of difficulty in the**

collection of rent (Thomas, Rectory tenants, ending May 2012), and in physical damage to the property and poor sanitation by renters of the Canterbury Apartment. (E. Starling, D. Rogers, ending May 2013).

6. In May 2013 we had to garnish deposit on Starling and Rogers for abandoning the apartment in filthy condition. We engaged ServPro to clean and sanitize the premises. Norman West made minor improvements to Canterbury Apartment, and Queen Carpet installed new floor covering. However we were not able to accomplish the cleanup early enough to make the apartment habitable for Fall 2013 term at WCU. Since that time, we have been unable to find suitable renters for the property.

7. Although we had legal means of redress against the bad tenants, we chose not to exercise them, as it seemed contrary to our best interest and reputation as an organization committed to community service.

8. The course of events led me to the conviction that it was neither practical nor possible to sustain the Canterbury Apartment as a rental property without an exorbitant expenditure of Church funds to fully renovate it.

9. The Vestry entertained conversation on how and whether to renovate the upper portion of Canterbury House as a rental property. We determined that it would require no less than \$20,000 to make the space habitable. Even if we did make improvements, we might encounter similar problems with renter behavior, problems with pets, bad sanitation, trash buildup, or collection of rent.

10. The Vestry has discussed ways and means to accomplish the goal of converting Canterbury House into a viable, revenue-producing property, but has determined that cost prohibits it. Specifically that

property management and rental is not part of our “mission.” Numerous questions remain:

- a) Do we want to sell?
- b) What sale price can we reasonably get on the market?
- c) Can we expect to get a value comparable to our bank-loan appraisal?
- d) Shall we sell to the University, an individual family, or to other entity?
- e) What demands should we make concerning future use of the location?
- f) How do we protect our own interest with respect to parking?

11. In the next few weeks we invite Parish Members to propose alternatives to the sale of Canterbury House, including how it might produce income for St. David’s. Newt Smith will have more detailed comments on this process.

## II. What other goals have we accomplished in the recent past?

*A. In the interim, we utilized Canterbury House as a worship location during the construction phase of the new Parish Hall*

*B. We have hired a professional lawn and landscaping company (Bowers Lawn Care) to tend the Cemetery, St. David’s and C.H. grounds. Service includes, mowing, leaf removal, gutter cleaning, debris removal and minor construction projects.*

*C. Bowers has received instruction to build landing steps from the sanctuary leading to the Cemetery (now in progress but held back by recent bad weather).*

***D. We proposed and executed a plan to build the new playground in front of the Church.***

***E. Church Members constructed a fence in the area of the air handlers adjacent to the Sanctuary. Painting remains to be done.***

**III. Summary: In the course of the last 2 ½ years, many challenges have come to me as I transitioned from Minister of Property to Jr. Warden. Continued exposure to the challenges of the past few years only causes me to honor the labors of the Vestry in years past. We are making positive strides in our attempt to create better infrastructure to support our mission of service to membership and community. I am always open to you all for input on how that goal may come to fruition,**

**Respectfully Submitted,**

**Bob Dodd, Junior Warden**

**St. David's Episcopal Church**