



# Community of Christ

CHRIST'S MISSION, OUR MISSION

March 8, 2024

Dear Midlands Mission Center Members,

The Heating/Air Conditioning (HVAC) systems at both the Chihowa Retreat Center Lake Lodge and the Lake Doniphan Main Lodge seem to have conspired to stop working at the same time. Both systems have outlived their life expectancy, having been repaired multiple times in an effort to drastically extend their viability.

As an example, the 50-year-old original HVAC system for the Lake Doniphan Main Lodge has been repaired multiple times. Replacement parts for a unit this old are now scarce, making repairs nearly impossible. The technology is outdated and expensive to operate. The underground ductwork is wet and moldy. The plenum fiberboard ducts have collapsed in places and are breaking into dust when touched. The main unit near the delivery ramp and the other smaller units servicing the upper level can no longer cool the dining hall, kitchen, serving area and upper foyer. One of the lower lodge units has been inoperable for several years.

Both campground Board of Directors have discussed many options to address this pressing issue. We appreciate both the board's efforts to prolong the life of the equipment, and now the board's robust determination to replace the systems by the beginning of the summer camping season. For the past several months, board members have been working to find a solution to these issues and gathering bids for replacement.

On March 5, 2024, the Lake Doniphan Board reviewed the bids in consultation with HVAC specialist and past board president, Bud Perrin. KCB Consulting Solutions and Scott Mechanical were selected to remove the old equipment and replace the HVAC system for both the upper and lower lodge. The bid totals \$329,127. The Governance Committee of the Doniphan Board of Directors – consisting of the Mission Center Presidents of Record and Mission Center Financial Officers of Central and Midlands Mission Centers, and the President of the Board of Directors – met to discuss financing options. They presented their proposal as part of the discussion at the same meeting where the bid from KCB and Scott Mechanical was approved. The Governance Committee provided the preferred financing option of requesting a Community of Christ Houses of Worship loan for approx. \$200,000. To do this, the following items would need to be addressed:

- a. Houses of Worship loans require 1/3 of the project cost be paid by the borrowing entity, or approx. \$100,000 as a down payment.
- b. If approved, the loan would be carried on Doniphan's books and paid for by rentals and contributions to Doniphan.
- c. With Doniphan's current cashflow, we anticipate that approval of the Houses of Worship loan for this project by the Presiding Bishopric will most likely require forgiveness of the existing Pool renovation loan made by both Central and Midlands Mission Centers in 2019. The remaining balance on the original pool renovation loan from Midlands Mission Center is \$9,328.75 while the remaining balance after the May payment (suggested end-date) will be \$8,994.42.

Since Doniphan does not have the financial resources to make the required 1/3 down payment of \$100,000, mission center leaders of the Governance Committee agreed to **consider** funding the down payment from mission center resources using an 85% (Central Mission Center) 15% (Midlands Mission Center) split.

The Lake Doniphan Board will initiate a fundraising campaign to run through mid-May to raise \$30,000 to \$50,000 for this project. It will take 6-8 weeks to receive the new equipment and 2-4 weeks to install it. Lake Doniphan has 11 weeks before their first summer camp begins.

The Chihowa Retreat Center has two residential type units in the lake lodge that work in tandem to provide heating and cooling. Both of these units together are considerably less expensive than the Lake Doniphan systems, with bids running just shy of \$30,000. This would also take several weeks to schedule and complete. The Chihowa Retreat Center Board is also discussing a capital campaign to raise money for this and additional essential needs.

The timing on both of these is very tight. Our next Mission Center Conference is scheduled for April 7, 2024. In order to have the financing in place, so equipment can be ordered now and work on removal and installation complete before the summer camping season commences, the Midlands Mission Center Presidents Team will be asking the Mission Center Advisory Council to meet, discuss, and vote on the proposed pool loan forgiveness for Lake Doniphan of \$8,994.42 and a 0% interest loan of \$15,000 toward the HVAC contract to meet the requirements of the Houses of Worship loan shared above.

At the same time, we will also be asking the Mission Center Advisory Council for a 0% interest loan of up to \$30,000 to provide for the replacement of the Chihowa Retreat Center HVAC system.

For your reference, page 17 of the Church Administrator's Handbook states, "If a Mission Center Conference is not feasible, the Mission Center Council may assume the necessary legislative functions of a Mission Center Conference." This action is very rarely used, and we have received approval from our Apostle, Janné Grover, with the stipulation that we make every effort to be completely transparent in this action. So, what are the next steps?

1. We are sharing this information with everyone through our email newsletter and asking pastors to share this with their congregations this Sunday.
2. If you have technical questions about the new HVAC system or the financing plan, please email me at [allen.keehler@midlandsmc.org](mailto:allen.keehler@midlandsmc.org). If I don't know, I will find the right person to answer your question.
3. If you would like to speak to a Mission Center Council member before they vote, the following individuals graciously serve on the council: Josh Huyett, Ron Millard, Virginia Adams, Sally Roth, Sharon Diddle, Emily Hartford.
4. The Mission Center Council will meet to discuss and vote next week, March 11-15, 2024, on the following items:
  - a. Authorize forgiving of the current Lake Doniphan pool loan (approx. \$9,000).
  - b. Authorize a new loan for Lake Doniphan HVAC (\$15,000).
  - c. Authorize a new loan for Chihowa Retreat Center HVAC (up to \$30,000).
5. The Mission Center will have an opportunity to review, discuss, and vote on a resolution at the spring conference, April 7, 2024, to forgive the two HVAC loans, thus gifting the money to each retreat center.

I want to thank each one of you for your faithful support of Lake Doniphan, Chihowa Retreat Center, and Midlands Mission Center. Your support of the ministry that occurs at the campground and across the mission center changes lives, creates peace, and builds Christ centered communities for the good of all people.

Midlands Mission Center Presidents Team (Kat, Stan, Allen)  
Midlands Mission Center Financial Officers Team (Steve, Kristine, Emily)

P.S. If you would like to make a contribution to this project you may add it to your tithing envelope or go to <https://app.securegive.com/cofchrist/midlands-usa-mission-center/donate/category>