

The Episcopal Church of St. Michael & All Angels

3233 Pacific View Drive
Corona del Mar, CA 92625

The Rev'd Dr. Shane Scott-Hamblen, Presiding Officer

Minutes of the Vestry Meeting (revised) July 8, 2026

MEMBERS PRESENT

The Rev'd Dr. Shane Scott-Hamblen
Clerk (interim) – Susan Brown
Jamie Mead
Mary Bailey

Senior Warden – Jill Draffin
Junior Warden – Ali Haghjoo
Doug Neff
Pat Albers

Absent: Jim Headley, Anthony Agoni, Elizabeth Henry, Steve Gribben, Tom Nicholson

1. Opening

1.1. Prayer by Fr. Shane Scott-Hamblen opened the meeting at 5:05 p.m.

1.2. Minutes were tabled.

2. Insurance needs

2.1. Question has arisen whether our \$4.5 million in building coverage is sufficient insurance with the Church Insurance Company of Vermont.

2.2. Doug Neff volunteered to look into the value of our assets and the level of insurance.

3. Music staffing

3.1 Matthew Cook will be leaving after Aug. 16 to go to Paris for a year. He is not planning to return to St. Michael's.

3.2 As a successor, Lukas has been looking for someone who is both an organist and singer. He proposes hiring Sean Stanton as a section leader and baritone soloist. Sean is already familiar to the choir and will be head of the voice department at Chapman University. Lukas further proposes hiring Emma Yim as an assistant organist. She holds a master's degree in organ from UCLA and has performed at Walt Disney Concert Hall. In addition to filling in for Lukas, she can accompany all rehearsals, sing in the soprano section, and obviate the need for hiring a continuo player for orchestral masses.

3.3 The additional cost of hiring two people will have to be considered for next year's budget. Sean Stanton wants to rent space for a voice studio; the rental would offset part of the cost of

his salary. The budget for the Christmas concert will be reduced to cover the additional expense of two people in this budget year.

3.4 Doug Neff moves to approve Lukas' recommendations for hiring; Ali Haghjoo seconds. The motion carries.

4. Real-estate update

4.1 Jamie Mead reports that we are expecting the \$1 million down payment by July 10.

4.2 Changes to the plans are substantial. There will be no bell tower. Instead, the Verizon tower will be in the new parish hall, which therefore needs to be at least 57 feet high. The rectory will be moved to the center of the townhouses. The new parish hall will grow to 15,000 square feet. It will contain a full kitchen to support a great hall that holds 100 people. Upstairs will be offices, a kitchenette, classroom, and a boardroom.

4.3 Décor will be "traditional Spanish," with an open-air loggia. Fr. Shane is working with the architect to ensure the proportions of the exterior adhere to the Fibonacci sequence and Golden Ratio.

4.4 The real-estate commission is working with Knighthall on finalizing a submission to the city planning department with the site plan, parking adaptations, the new building, elevations, the taller tower for cellular equipment, and drawings with materials. So long as St. Michael's adheres to the general look and feel, we should be able to make changes. All relevant city departments have already seen preliminary plans, although not all comments have been returned. Work with a buyer is in process.

4.5 St. Michael's is conveying an additional third of an acre and wants landscaping and a better building in return.

4.6 We will need one or two trailers, probably in the corner of the property, for an estimated 18 months to 2 years. These trailers would have sewer and electric connections.

4.7 The real-estate commission is still considering which parish hall furnishings would be worthwhile keeping.

4.8 The rental agreement with Seashore Academy will have to be ended. Whether we would continue to rental our property to a school is unclear.

5. Treasurer's report

5.1 Spending is slightly under budget, and receipts are close to what was expected. The parish had anticipated a deficit of \$120,000 but is doing better than that by about \$15,000.

5.2 Doug Neff is trying to consolidate the number of church accounts and improve the return they get. The \$1 million can be invested at an interest rate of 3.75 to 4.0 percent.

6. Senior warden's report

6.1 The front door will be the first repair authorized with the proceeds of the down payment.

6.2 The bathrooms behind the nave will be the second repair, so that they are ready before the existing parish hall is sold. Jill and Ali will be calling contractors and working on this project.

- 6.3 Jill will work on a job description for a new hire and seek to determine whether that person should emphasize outreach, marketing, growth, or other aspects of parish life. Fr. Shane said the upshot from a staff meeting today was that we have a great product and are good at advertising to our own people but poor at communicating to outsiders. We have not figured out how to increase attendance. Doing that is a full-time job and we need a TikTok pro.

[Note: At 7 p.m., the interim clerk had to leave, and the senior warden took over the minutes.]

7. Buildings and Grounds

- 7.1 Ali Haghjoo moved to approve a proposal from our landscaper Greenscapes Maintenance to replace the failing irrigation controller for \$1,267.80. Jill Draffin seconded the motion, and it carried.

8. Outreach and mission

- 8.1 Mission opportunities include reaching out to Orangewood and responding to a call from Second Harvest Food Bank.