

Celo Friends Meeting
Meeting for Worship with Attention to Business (MFWAB)
October 19, 2025

Present: Catherine Reid, Jim Erlandson, Lucy Perry, Chip Poston, Barb Wulff, Donna Idol, Mari Ohta, Joyce Johnson, Lydia Wexler, Gib Barrus, Annie Barrus, bob McGahey, Jennie Boyd Bull, Joni Thibault

Clerking: Catherine Reid

Minutes: Lucy Perry

Opening

The meeting opened with a few moments of silence.

1. SAYMA Representatives Meeting

Lydia Wexler as our SAYMA representative announced that there is an upcoming SAYMA meeting next week.

2. Ministry and Care Report

Annie Barus presented the report from the Ministry and Care Committee.

Boone Friends meeting is looking into re-forming their meeting, possibly under the care of Celo Friends Meeting. Ministry and Care has been exploring this question. M&C recommends that the Boone Friends form a worship group under the care of Celo Friends Meeting. Some Friends from Boone Friends Meeting will attend our potluck on October 26, where they can talk with Ministry and Care Committee members. All are welcome in this discussion.

The Query for this month is: *"Quakers believe there is that of God in everyone. How do I experience that of God in myself?"*

The Committee considered the question of whether there should be more written introductory information for newcomers. There was also an idea that clerks could be available to answer questions from newcomers after worship.

The Committee decided that Lisa Rose and Rush Austin's wedding should be a Business Meeting consideration. Ministry and Care reminds us that we need an oversight committee for their wedding.

Geeta McGahey has agreed to be on the anchor committee for Danny Blose's ongoing singing circles

We are all encouraged to welcome newcomers.

3. Oversight Committee for Lisa and Rush's Spring wedding

We are waiting to hear a wedding date before we form this committee. It will be sometime in the Spring. We will take up this topic at our November business meeting once we have a date. Gib Barrus will reach out to Lisa and Rush about a date.

4. Finance Committee report

Jim Erlandson presented the Finance Committee report on behalf of Jo Ann Fernald.

We looked at the draft budget for 2026. (This document is appended at the end of these minutes.)

The proposed expenditures are roughly the same as last year. One significant change is an increase in the First Day School Child Care expenditure. This \$6090/year increase reflects what we agreed to pay our First Day School Teacher and our SAYF Coordinator. The First Day School committee has asked for funds for training but those expenditures appear in a different category.

We learned that home-made cookies are being purchased with First Day School Funds and we considered cutting out that expenditure.

To fund next year's budget, we expect that we will need to increase our donations by \$7000 next year over our expected total 2025 donations. To finish out this year's budget we will also need to receive about \$7000 in order to fund the remainder of 2025. This is in line with our expectations for what we normally receive around the end of the year. Jo Ann will be preparing her annual fundraising letter to send out soon.

There are some building improvements being proposed by the Buildings and Grounds committee, and the Finance Committee commented that those proposed expenditures seemed high. We noted that these improvements would be paid for by our Capital Improvements fund, and we could also use income from the Abramson Fund if the trustees approve. Some of the Harry Abramson Fund will also be expended on rock work at the cemetery.

Jim noted that a few checks were written after this report was created

A new ink cartridge for the Margithaus printer was installed today by Jim. Hooray! He also hopes to enable wifi on the printer.

We approved this 2026 draft budget. This budget will be up for our final approval at next month's business meeting

5. Buildings and Grounds report

Gib presented this report on Richard Martin's behalf. (The written report is appended at the end of these minutes.)

The fall work day is scheduled for Saturday Nov 15 from 9 to 12. The recent Saturday update has given a wrong date and the clerk will post the corrected date.

We discussed the first proposal from the Buildings and Grounds committee about the mini-split in the first day school building. Some friends felt that a mini-split wasn't needed, given that the building doesn't get much use.

One friend suggested that these questions should be part of a wider consideration about the First Day School building, and how we are stewarding that building. We decided not to make this minisplit decision today.

We considered the proposal to stain the Meetinghouse as well as the proposal for an improved spring water supply for Margithaus. We looked at Paul Hoover's detailed written proposal for the spring water supply. (The proposal is appended at the end of these minutes.)

One friend suggested the water supply improvement should be the highest priority, given that Rachel as Caretaker has needed to take special care about water use in Margithaus and so it is important to improve the water supply.

Another friend suggested that the water project could be undertaken in stages. A first stage could be having a work day to dig the water line trench and lay the water line.

Jim Erlandson mentioned being willing to use his compact tractor for digging the water line route, if that is useful.

There was discussion about having the staining job done professionally versus doing it ourselves at a work day. We agreed we want to have it professionally done.

We decided that the water improvement is the highest priority, and we plan to address that project in stages.

Jim reminded us again about Jo Ann's caution about spending too much money on capital improvements. We realized that we all had questions about how our Capital Improvement Fund works. It seems that we will need to generate a budget surplus in order to replenish the Capital Improvement Fund. We would like Jo Ann's Fundraising letter to mention capital improvement needs.

We decided to approve up to \$6,600 for the staining, plus an additional \$750 for the 3 front doors. Carl Peverall will be consulted before the 3 front doors are undertaken.

Gib agreed to shepherd phase 1 of the water project. Lucy agreed to be a helper for that project.

Donna Idol agreed to shepherd the staining project. She will obtain another bid.

Bob agreed to convene the Trustees to work on freeing up more funds for capital improvements from the Abramson Spending Account.

We decided not to move forward on the mini-split right now.

We may want to form an an-hoc committee to discern the best way forward with the First Day School building.

6. New guidelines for transportation for SAYF retreats

Mari Ohta asked us to approve "Transportation Guidelines for SAYF Retreats," which other meetings have but thus far CFM doesn't. It would ease her worry when SAYF-ers arrange their own transportation to the retreats. She suggests the following:

"Teens from Celo can go to SAYF retreats via Friendly Adult Drivers, parents, or other SAYF-ers with a valid driver's license. Teens may also drive themselves. Parents of the teens are requested to send an email giving consent to the Celo Lead Friendly Adult Nurturer if teens are driving. Parents of the Celo SAYF-ers are requested to remain available in case of emergency during the retreat."

We approve these guidelines, with the understanding that they may be amended if Mari learns of significant differences with the guidelines of other SAYMA meetings.

7. Approval of childcare providers

We approved Natalie Freeman, Gray Freeman, and Julia Early as teen childcare helpers, and Chip Poston and Pana Columbus as childcare volunteers. This is the final presentation of their names. We also gave final approval to Astra Coyle as the Childcare Coordinator.

Closing

The meeting closed with a few moments of silence.

These minutes were approved in the face of the meeting.

Respectfully submitted, Lucy Perry

Appendix:

1. Draft Budget for 2026
2. Buildings & Grounds Report
3. Proposal from Paul Hoover for new waterline to Margithaus

2026 Draft Celo Friends Meeting Budget- 1st Presentation

	2026 Draft Budget	2025 Budget	2025 Budget 10/1/25
Donations Income			
Unrestricted -Operating	\$22,300.00	\$17,800.00	\$10,524.09
Total Unrestricted Donations	\$22,300.00	\$17,800.00	\$10,524.09
Interest			\$892.14
Rental & Misc Income	\$250.00	\$350.00	00
Total Income	\$22,550.00	\$18,150.00	\$10,524.09
Total Budget Available Revenue	\$22,550.00	\$18,150.00	\$10,524.09
Expenditures			
Annual Donations- Community	\$1,716.00	\$1,716.00	\$1716.00
Annual Donations- Quaker	\$1,535.00	\$1,535.00	\$699.
Expenses			
Adult Religious Education	\$100.00	\$100.00	\$0.00
Advertisement/Outreach	\$200.00	\$200.00	\$0.00
Caretaker Emergency/Pension Fund	\$1,200.00	\$1,200.00	\$1200.00
CCI Lease and Taxes	\$225.00	\$225.00	\$0.00
End of Life Committee	\$50.00	\$50.00	\$0.00
FDS-Child Care	\$1040	\$500.00	\$500.00
FDS Contract Services	\$5050.00		\$3250.00
FDS-Training & Materials	\$300.00	\$2,000.00	\$250.00
FDS-Youth	\$100.00	\$100.00	\$67.81
Hospitality/Refreshments	\$50.00	\$50.00	\$0.00
House and Grounds	\$1,200.00	\$1,200.00	\$62.80
Insurance Expense	\$2,650.00	\$2,100.00	\$2,635.00
Library	\$75.00	\$75.00	\$0.00
Margithaus Committee	\$50.00	\$50.00	\$0.00
Ministry and Care	\$250.00	\$300.00	\$145.03
Office Supplies	\$250.00	\$250.00	\$115.92
Peace and Social Concerns	\$50.00	\$50.00	\$0.00
Racial Equity Committee	\$50.00	\$100.00	\$0.00
SAYMA Givings	\$2000.00	\$2200.00	\$550.00
Travel and Scholarship	\$600.00	\$600.00	\$445.00
Welcome Committee	\$50.00	\$50.00	\$49.18
Utilities	\$3,500.00	\$3,500.00	
FBEMC			\$592.57
US Mobile/Zito			\$588.20
Propane/Kerosene			\$1,080.08
Total Meeting Expenses	\$19,040.00	\$14,390.00	\$11,531.59
Total Meeting Expenditures	\$22,291.00	\$18,148.00	\$13,946.59

Community Organization Breakdown	2026	2025	Sponsor
Arthur Morgan School (AMS)	\$234.00	\$234.00	Joyce
Friends Camp Celo (Scholarship Fund)	\$234.00	\$234.00	Joanna
Children's Garden Preschool	\$234.00	\$234.00	Mari
Dig In	\$234.00	\$234.00	Jennie
Pisgah Legal Services	\$234.00	\$234.00	David J
Mitchell-Yancey Habitat	\$234.00	\$234.00	Jim E
Southern Reconciliation Min (Oil Fund)	\$234.00	\$234.00	David J
SEARCH	\$78.00	\$78.00	Joyce
Total Subtotal Donation	\$1,716.00	\$1,716.00	
Quaker Organization Breakdown			
Friends Center for Racial Justice (FCRJ)	\$78.00	\$78.00	Geeta
Friends Committee on NC Legislation	\$156.00	\$156.00	Jim S
Friends Committee on National Legislation	\$78.00	\$78.00	Jim S
Friends General Conference (FGC)	\$136.00	\$136.00	Jo Ann
Friends Peace Teams	\$115.00	\$115.00	Rachel
Friends World Committee for Consultation	\$136.00	\$136.00	Geeta
Guilford College Forward Fund	\$136.00	\$136.00	Jo Ann
Quaker Earth Care Witness (QEW)	\$136.00	\$136.00	Bob M
Quaker House Fayetteville	\$136.00	\$136.00	Gib
Quaker Voluntary Service	\$136.00	\$136.00	Geeta
Right Sharing for World Resources (RSWR)	\$156.00	\$156.00	Bob
Samburu Education Project	\$136.00	\$136.00	Jo Ann
Total Subtotal Donation	\$1,535.00	\$1,535.00	
Total Donations for year	\$3,251.00	\$3,251.00	

- First Day School has requested money to pay a FDS teacher/leader and SAYF coordinator. This breaks down to \$4300 for the FDS leader (\$100x43 wks/yr) and \$1350 for SAYF coordinator (\$150/9 gatherings). They have also requested \$300 for materials and \$500 for training. The training money would come out of scholarship/travel or the education fund. Last year we had a "general fund for FDS".
- Committee lines were pared back last year and largely remain the same, except for racial equity since they were given extra money but did not use any funds. The increase in insurance is based on the rate increase this year.
- SAYMA givings were reduced by \$200.
- Since there is no time to consider CFM Donation Expenditures, they are the same as last year. Next year Meeting can review and modify as it will be the fourth year.
- In 2024 our unrestricted donation revenue was \$ 21,662.13.

Celo Friends Meeting
Meeting for Business
October 19, 2025

Building & Grounds Report

1) The fall workday is scheduled for Saturday, November 15th from 9-12. Ben McCann will come late morning to collect raked leaves. Other tasks TBD, depending on the weather and number and skills of volunteers.

2) The cause of the ongoing leak at the Meetinghouse, above the sliding glass doors, had been diagnosed by Gred Gross and Lucy Perry. Gred has acquired the necessary materials, and Gred and Lucy will make the repair.

3) A playground information box was purchased and installed at no cost to CFM.

4) The FDS building roof was inspected by Mari Ohta and Bill Weir. They report it is in acceptable condition but needs to be cleaned of debris. Hopefully, this task will be completed during the workday.

5) I have obtained a bid from Randy Blankenship of French Broad Electric to install a 15,000 BTU "mini-split" at a cost of \$4,318.45. The installation could happen in November, pending approval by CFM.

Alternatively, Gib has informed me that electrician, Kevin Freeman, has suggested that the electrical service could be upgraded and space heaters could be used more efficiently than in the past. I would recommend that a dehumidifier be purchased for summer use to control mold and mildew. Regardless of which way CFM decides to go, the electric service should be upgraded. This cost is included in the French Broad bid. Gib may have more information, including cost, if Kevin were to do this work.

6) I have obtained a bid from Victor Chapina, owner of Chapina Quality Painters to stain the exterior of the Meetinghouse. The cost would be \$6,600 plus an additional \$750 for the 3 front doors. This would include pressure cleaning, extensive caulking and 2 coats of stain. The doors would include sanding, stain and sealcoat. Victor expects he could get started in November if this expenditure is approved at Meeting for business.

FYI - understand Byron Watson stained Margithaus several years ago, and Todd Kindberg also recommended him. However, he hasn't returned two calls, so I've turned to Chapina who several other folks have recommended. In particular, Olivia Saunders reported they have received numerous bids to stain their house, and that Chapina was the lowest and most satisfactory.

7) Spring Water Connection

I met with Paul Hoover and Ray Brommer to look at extending the spring water line from Ray's tank house to Margithaus. We walked the proposed route and Paul & Ray checked the elevation drop and identified the best site for a tank house (behind and to the left of the Meetinghouse (some clearing needed).

There's not much trimming and clearing required to lay the waterline, however it will entail digging a trench which will also cross a creek. Ray suggests a trench can be hand-dug to a depth of 1'; others have opined that we need a small trackhoe(?) and to dig the trench to a depth of 2'. I personally think this is the way to go, though it'll likely be more destructive to habitat, i. e. compaction of soils, potential collateral damage to adjacent trees. In any case, this project will require more labor and expertise than I feel we can provide on a typical workday. I expect this project could cost upwards of \$4,000+ for materials, professional services and, paid labor.

One option worth considering is to arrange a joint CCI/CFM work day and get some young'uns to participate. And perhaps CCI would shoulder some cost if having a gravity-fed dry hydrant available for the community during power outages, plumbing breaks or well failures is desired. There is considerably more research and work necessary to determine the scope and cost of this project.

For starters, Gib was planning to present the project to the CCI property committee this past Wednesday for approval. Then, depending on the will of CFM Meeting for Business and budgetary considerations, we can take it from there in the spring, unlikely before.

Submitted by
Richard Martin, Clerk

Catherine Reid

Proposal for Meeting for Business Sept. 21 5:45

September 2025, Paul Hoover, Ray Bromer

Proposal: Spring water supply for Margit House (MH)

The well water supply for Margit House has high levels of sediment. This is a proposal to make the spring water currently supplying the Hoover and Bromer holdings also available for MH. The current well based system would be retained as a backup.

The water source: The small stream below MH arises from springs and seeps from a water bearing gravel layer at the stream's head located about 1000 feet south of MH. Water from this source has almost no sediment as tapped through 3-4 perforated 1.5 inch PVC intakes driven into the gravel layer at the stream source. The flow rate varies but has never fallen below about 1 gal/min at the Hoover holding.

History: Paul Hoover tapped this source in 1980. Ray Bromer's (RBTO) holding was added in about 2003. The water has been tested for bacteria several times, most recently in May 2025, and found free of harmful bacteria. The water has never been fully assessed in terms of minerals, chemicals, etc. Friends Meeting (FM) is welcome to have such an appraisal and should possibly do so before proceeding to access this spring water. Present users have never had any indication of contamination in the 40+ years of use.

Current System: The buried PVC intake pipes are combined in a manifold which has a clean out pipe, but no significant sediment has ever been found on opening the clean out. A 1" black pipe buried in the stream bed carries the water to the edge of the power cut south of MH where it is joined to a 1" PVC pipe buried below the path on the east side of the creek and thence to the Power House on the Hoover holding. Two 60 gal storage tanks receive the water which is allowed to overflow the upper tank. RB built a small building for a 300 gal holding tank below the Hoover power house. This tank is filled by the overflow from the Hoover tanks. Water from the Bromer tank flows by gravity to the RBTO holding via a buried PVC pipe. The entire water transport from the spring to the RBTO and Hoover holdings is by gravity. Both Hoover and RBTO have pumps to pressurize the water to standard pressure for their households.

Proposed MH addition: A small building holding a 200-300 gal water tank and pump would be constructed near, possibly behind the Meeting House to receive overflow water from the RB tank via gravity. Overflow from this tank would be directed to the stream. A pump would pressurize water from the tank and pipe this water to the existing MH system. Valves would allow MH water to be drawn from the present well, or from the new spring system. The Pressurizing pump can be placed with the tank, or in the MH crawl space.

Resiliency addition: The power outage after the Helene storm and flood left many people without water. Hoover supplied water for many neighbors, in this case, pressurized water since his holding is off-grid solar electric and was unaffected by the storm. But RB also had water access as he has a yard hydrant in the line bringing water to his residence via gravity. It is proposed that a similar yard hydrant be placed near the drive way to MH so the MH tank can supply water via gravity in the case of a power outage.

A rough estimate of the material cost follows:

200' 3/4 black pipe	\$200	Tank/pump storage shed 4'X6'	\$500
100' 3/4 pvc pipe	120	Pipe fittings	75
200 gal potable water tank	425	Shallow well jet pump 1/2 Hp	300
Lawn hydrant	75	Electrical & miscel	300
Estimated total materials under \$2000			