



HUNTER**BIBLE**CHURCH

Hunter Bible Church Association Inc, NSW. ABN 14518578865

Liability of members is limited. ARBN 624809810

ANNUAL GENERAL MEETING

23 MAY 2023

Minutes

Meeting Opened 12:41pm

Greg Lee (Chairman), has asked Dave Moore to Chair the AGM.

Jocelle Jenkins prayed to open the meeting.

Result Of Electronic Ballot

David Moore confirmed the result of the electronic ballot completed on 19 September 2022 was in favour of adding this clause to the HBC Constitution:

15. Necessitous Circumstance Fund

a) The association may establish a necessitous circumstance public gift fund, intended to qualify as a recipient under s30.45 category 4.1.3 of the Income Tax Assessment Act 1997 (Cth).

b) The association committee has the power to make rules for the necessitous circumstance public gift fund and oversee it as per those rules.

Confirmation Of 2022 Agm Minutes

Motion to confirm the 2022 AGM Minutes; Moved by Josh Newans, Seconded by Rachel Farley. The motion was carried on a show of cards.

Association Committee Report

Dr. Robert Hungerford

The Association Committee of Elders and Advisors steward the church in 3 spheres. Much like a company board, the Elders are responsible for oversight of the Association's legal and financial responsibilities, with regular updates from the Finance Committee, the Building Committee, and the Safe Ministry Committee.

However, the Elders and Advisors also give thought to the vision and values of HBC, often giving our perspective on pastoral and strategic decisions. During 2022, these roles were formally reviewed and the relationship between the Elders, the senior pastor, subcommittees and the staff were more clearly defined. The current committee comprises 2 staff elders and 4 non-staff elders, and 3 advisers. In February 2022, Jenny Hearn was welcomed as an adviser. In June, Sam Budden stepped down from Eldership after many years of service, and in July Moses Chan took a leave of absence.

During 2022 the Elders and Advisors gave consideration to a statement of HBC values. A values statement is different from our statement of faith or doctrine. It's a situational attempt to describe the character of the church we want to be at this particular time (beyond the general characteristics listed in scripture). Working with the senior pastor and staff, we affirmed the following as values of our church in 2022:

- We love the lost and the outsider.
- We want to love God with a radical passion for his glory and with soft hearts to his word.
- We want to make decisions now that will raise the next generation and the one after.
- We prayerfully depend on the work of the Holy Spirit and the word of God to change people through grace not legalism.
- We value structures that serve people and will change structures for the sake of people.
- We are a family, large but connected. We want to love a large number of diverse people, without sacrificing depth of theology and maturity.

In 2022, as an Association we formally took up a 10 year lease for 259 King Street as the site of our city campus, oversaw the approval of this site as a place of public worship, and thanked God for the beginning of formal meetings at that site.

Working with the Building Committee and Finance Committee, we considered the scope of works and budget for the renovation of 10 Reserved Road Garden Suburb, and supported the submission of a development application for that site. This involved developing a 10 year financial plan for the church budget, and modelling various scenarios of growth, giving and cost projections. This financial model was reviewed by experts from within HBC, and externally. The Committee particularly acknowledges the proactive stewardship of Executive Pastor Dave Moore in developing and refining these models that promotes financial stability and responsible decision-making within HBC resources. The Elders noted that in 2022, general giving from our congregations was lower than would have been expected. We prayerfully sought to understand how God desires us to be generous towards the work of the gospel, and the values that HBC staff should consider as they seek to promote cheerful, regular giving amongst our congregations.

The Association committee reviewed staff remuneration, and made recommendations regarding superannuation and wages to reflect community standards. Further, it was resolved to establish a necessitous circumstances fund for the support of church members facing financial need, which was approved by our first special resolution conducted electronically. The committee would like to acknowledge and thank the Treasurer, Ben Johansson, and the Finance Committee, for their diligent and faithful stewarding of the Association's finances.

The Association Committee received regular briefings from the Safe Ministry Committee, and wishes to thank this committee for its proactive efforts to safeguard vulnerable people in our congregations and meetings, and to promote a culture of safety throughout our church.

The Committee, through the Senior Pastor, sought to understand and support the work of HBC staff. As well as considerations around wellbeing, pastoral support, and remuneration, the Committee discussed values and principles around HBC staff being engaged with ministry beyond HBC (for example with organisations such as Reach Australia, or MTS). We affirmed the values that our staff work for both our Church and the Kingdom, and that while we want to bless the broader Kingdom, we also want to faithfully shepherd our church. At present, the Committee considered that the

application of these principles best lay within the wisdom of individual staff, under the supervision of the senior pastor. The Committee is grateful to God for the wisdom, godliness and unity of HBC staff, and is humbled by their servant-hearted love for the Gospel, for HBC, and for the lost.

As the Committee looks forward to 2023, we remain convicted that we are utterly dependent on God and his sovereign provision and work amongst us. We ask that you would join us in prayerful thanks for God's kindness to us in 2022, and his continued work through us and in us in 2023.

Rob closed in prayer.

Finance Committee Report

David Moore

I have the pleasure of providing the Financial Report, being "*a true and fair view of the last financial year, of the Association's income and expenditure, assets and liabilities, mortgages, charges and other securities, trusts & properties*".

Before we look at the numbers I would like to formally thank Ben Johannesen for his service as the Association Treasurer for the past few years. Ben has been a solid rock of faithful service to the team, to me, and to all of you. Ben has been a wonderful example of the principles the finance committee operates with. He's taken a leave of absence for a few months, and we're keen to see him back on the team soon.

The Finance Committee seeks to walk this line where, on one hand, we want to ensure church finances are used well. We want to ensure staff get paid on time and church programs can buy the things they need to buy. We want to give church and staff access to money that will help the gospel grow.

And at the same time, we want to ensure that money is not misused. We want to be confident that money is going to the right place, that checks and balances are being followed and that it's being managed well.

It's these two things that the finance committee tries to facilitate when it meets each month;

1. We open the bible and pray

2. We look over the income and expenses for the month; looking for any anomalies in expenses, both things we have paid for, and things we haven't paid for that we should have.
3. We look through the details on the balance sheet and assess our cash flow.
4. We conduct a mini internal audit; basically we try to work out how someone could misuse money here, and then do checks every month that it isn't happening.
5. Then we discuss various topics that we're facing; processes that are in place, how we should manage our cash, and the best way to account for items on our books.
6. Then each month the finance chair submits the minutes and the figures to the elders.

Once again the team has been fantastic. On the team we have Matt Wade who brings loads of experience both in corporate finance from his time at Compassion and understanding a lot of the detail about how we spend money as a church, We have Nick Hills who is a corporate financial accountant, Simon Fowler who manages our bills and payments, Ben Johannesen who manages our salaries, and Andrew Hearn who is looking after a lot of our bookkeeping. I have to say that it's amazing that these guys are able to manage our finances, most churches smaller than us employ someone to do this, so it's a great way they are serving us all.

Let me mention four key things to note:

1. Our **General Giving** was about \$70k below expected. It was about the same as 2021 even though we grew as a church in 2022.
2. Our **Building Fund** Income saw the fulfilment of almost all the pledges made in 2020
3. Our **Other Income** was quite high in 2022. It includes income from when we run events, and camps and carols. But it also includes over \$260k in grants, plus income from various consulting we provide to MTS and Reach Australia. And it includes about \$60k in distributions from our investment in Safe Ministry Check which continues to grow.
4. Looking at our **Expenses**, our Property costs and Program costs were higher than expected for various reasons; a lot of which had to do with spending money on the City campus in the 2022 calendar year.

Now, all these figures are part of a larger story (which is where the **balance sheet** comes in). 2022 is just a step towards exchanging contracts and taking possession of the Garden Suburb property, and doing renovations there.

Financially, in 2022 our church got to the point where we could be fairly confident that we could pay for the GS property outright. The expectation is that come 30 June this year, we'll have just more than enough cash on hand to payout the full \$5.25m.

And, even though general giving was below expected, we were still able to operate at a surplus (even when accounting for BF donations and Grants). And that's really important as we talk to the bank about getting a construction loan. They look at us and they see 4-5 years of making a surplus, showing that we can afford a loan.

By God's grace and the generosity of his people, 2022 has been a year where we've moved one step closer to owning property and getting it developed to a really great place for ministry.

So I really want to thank the Finance Team for helping to manage this aspect of our church family. And I really want to thank God for the wonderful generosity of his people.

Dave Moore closed in prayer

Building Committee Report

Stephen Elliott

The last 12 months have been another busy year for the Building Committee as we have continued to further refine our plans and achieve some more milestones all with God's good provision of grace and blessing. The Committee met 14 times since the AGM and the makeup of the Committee remained unchanged through the last 12 months, but we have received wisdom from some other members of church who have experience in completing large building projects and this has been, and going forward, will be very valuable. Thank you to those that helped in this way.

Planning Stage 1

During the 12 months we refined our plans for Stage 1 construction and decided to adopt a model of Design and Construct with a builder rather than us doing the design and then having the builder do the construction. Every model of construction has its advantages and disadvantages, but the Committee felt we needed a final design that the builder could implement with an efficient cost outcome and so having the builder

completing the final design would achieve this outcome. At this point the scope of the Stage 1 works is clear for most aspects, but we are doing a final review of the Auditorium layout as the cost of this has turned out higher than what we had originally expected. We have identified a preferred builder and are currently negotiating the contract for the construction.

In the last 2 months, the Purchase option for the Garden Suburb site was executed and so the contracts have been exchanged and the purchase is now awaiting settlement on or around the 30th of June this year.

Development Application.

At last year's AGM I reported we had just lodged our DA for the modifications to the Garden Suburb site and we were hoping it would take 8 months or less for approval. Well, it took 10 months, but I am pleased to report we have now DA approval for Stage 1 construction. Pleasingly and, also an answer to prayer, the consent conditions are not particularly onerous, and we are pleased with the outcome. One positive is that the Council has not imposed any capacity restriction on the venue, so the Gospel will not be constrained by a numbers limit.

Looking forward

The Committee will finalise the scope of the building works, complete negotiations for the Design and Construct contract with the builder and work should commence in July after we take possession of the property. The build time is estimated to be ~ 6 months. Please pray for wisdom on the final auditorium layout, the final negotiations with the builder and for good weather in July to December! It has been a privilege to be part of the Committee again and I would like to thank my fellow Committee members for their hard work and diligence for another year.

Chairman's Address

Greg Lee

Think about the relationship between the trellis and the vine - the trellis supports the growth of the vine. The trellis is really important, but it's only important because of what it does for the vine.

We've been looking at the trellises today. The kingdom is people becoming Christians, opening the Bible. We've seen that we have great trellises to support this!

We have a great Elder's committee - in purpose and values. All our Elders have great character, and heading along to Elders meetings each month is such a privilege!

We have a great Finance committee. Our Finance committee has great character. I'm so thankful that they do checks for anomalies every month! It means that it limits people's ability to steal money.

We have a great great group of people on the Building committee! There's so much expertise in this committee.

Let's look at 2 Corinthians 4:13-15

This is the vine that all these structures support. A church that believes and preaches that Jesus raises people from the dead. We want the gospel to go to more and more people. We want the grace of God to reach more and more people. God is glorified when people come to faith - so this is what we want to ask "Did the grace of God reach more and more people last year?" And by the grace of God, yes! That's true! There were ~150 people who went through Life last year, and last year 37 people gave their lives to Jesus. Who knows how many other people gave their lives to Jesus last year that we're not aware of.

Why do our building, finance and elders committees meet? To reach more and more people with the grace of God.

Greg closed in prayer.

Open Q&A

Q: Can you explain what Trellis Tools & Digital Screening Trust is? (Neil Foster)

A: They are two trusts that were created when we separated the Safe Ministry Training work into its own business, so it can deal with clients apart from us. The Digital Screening Trust owns the code and the Trellis Tools Trust owns the clients.

The Safe Ministry Check program came about because we don't belong to a domination, and so we built a system for ourselves and realised that it would be useful for other people. We never set out to make a business, but over time, we thought that we could build a business around this! It works separately from church - with its own employees (like Bec Taylor) who manage it and other staff.

Q: Who's the builder? (Ruth Idstein)

A: There's a company called ATB Morton, although we haven't signed a contract yet. They're one of Newcastle's oldest and most respected companies and they've been really fair with us so far. We're hoping to get a contract from them this Friday.

Q: Budget detail page 1 "Profit and Loss". When staff members do things for external organisations, how does that work? (Rhy Thomas)

A: When staff are contracted out to other organisations, those organisations pay Hunter Bible Church. This comes from a value that we have - we want to be the kind of church that wants to help, if we can. But we noticed that a lot of our senior staff do work for external organisations. At some point, the quantity of this consulting got to a point where we needed to be paid for it (although many of our staff still do a lot of pro bono work).

For example, the royalties from Richard's books go to Hunter Bible Church. As our church does stuff for us and other places, they do it as part of our staff team - serving our church and the kingdom.

Other "Other" income - when people give towards our MTS apprentices, MTS holds that money. But over the last few years, 1% club giving has become substantial and we have decided to show it on our books. That's most of that "other" income as a one off from this year.

Q: 1151 adults and children in church now... the city building seems a bit small to fit that? (Gareth Chandler)

A: GS auditorium will be able to hold 430 adults. City auditorium 195 adults. We can grow fairly comfortably if we add congregations in the city and GS. This is why we need to move towards the second phase of renovations at GS.

When a similar church in Sydney got their own building, they grew enormously (25% growth in first year after getting a building). Looking at that, we'd need to do a second phase of renovations to keep up if we are blessed with similar growth.

We just don't want to limit gospel growth because of the size of their buildings, so we actually want to be open-minded about letting go or adapting our buildings to serve the gospel faithfully.

Q: Are there options for getting out of the 10 year lease at the city venue? (Erica Matthews)

A: I think there's always a chance of that. If we were able to secure another venue for kids programs a few doors away, we could increase our auditorium capacity. We will do what is needed to best serve the gospel.

Q: What sort of loan are we looking at for GS? (Rachel Farley)

A: Steve Elliott - approval for \$3m with Baptist Financial Services. We'll get a construction loan first where the builder essentially invoices the bank and they'll pay the builder and our loan amount will increase.

Affirming Reports

Motions to confirm and second committee report, finance report and building committee reports:

Motion to confirm the 2022 Committee Report;

Moved by James Dean, seconded by Simon Fowler. The motion was carried on a show of cards.

Motion to confirm the 2022 Finance Report;

Moved by Rhys Thomas, seconded by Matt Wade. The motion was carried on a show of cards.

Motion to confirm the Building Committee Report;

Moved by Michael Griffiths, seconded by Rob Hungerford. The motion was carried on a show of cards.

Close Of AGM

Michelle Watts prayed to close the meeting.

AGM adjourned by Dave Moore at 1:37pm

AGM Notes

Association Members Present (30 Out Of 136 - 22%)

David Allen, Gareth Chandler, Scott Curtis, James Dean, Suzanne Dean, Liza Elliott, Stephen Elliott, James Farley, Rachel Farley, Neil Foster, Simon Fowler, Peter Gray, Michael Griffiths, Sjanie Griffiths, Jo Hearne, Rob Hungerford, Ruth Idstein, Ben Jenkins, Jocelle Jenkins, Greg Lee, Alex Lenffer, Erica Matthews, Dave Moore, Brodie Newans, Josh Newans, Bronwyn Thomas, Rhy Thomas, Matthew Wade, Michelle Watts, Peter Woon

Association Committee

Composed of voting Elders and committee Advisors: Greg Lee (Chairman), David Moore (Secretary & Treasurer), Pete Witt, Moses Chan, Rob Hungerford, Chris Rowe & Neil Foster, Michelle Watts, Jenny Hearn.

Public Officer

Liz Witt

Finance Team

Ben Johannesen (Treasurer in 2022), Dave Moore (current Treasurer), Simon Fowler, Nick Hills, Matthew Wade, Andrew Hearn, Miriam Foster (in 2022).