

Timber Ridge Presbyterian Church
Greeneville, Tennessee
Called Session Meeting
March 21, 2021

The Session meeting at which all members were present, was held via Zoom on Sunday March 21, 2021 at 10:00 AM. Present were moderator, the Rev. Christine Bohn, Marilyn Brumley, John Morrell, Beth Morrell, Paul Burkey, Doug Roberts, and April Marengo.

The moderator called the meeting to order. This meeting was called to discuss the rental of the manse.

Doug shared his information concerning insurance. The tenant would be required to carry Renter's Liability Insurance and there would be no trampolines allowed. The premium for the manse would decrease by \$60. Doug also reported that the plumber whom he attempted to contact did not return his call. He also stated that the house would need to be deep cleaned one more time prior to being inhabited.

Paul shared the findings of his discussion with Rich Fifield. Presbytery does not have to approve rental of the property as long as the lease does not exceed a one year term at a time. There are possible tax repercussions involving property tax which would be incurred on the manse itself as it would be being used for non-religious purposes. There would be no federal income tax such as Unrelated Business Income Defined as the amount collected from the rent would not be a sizable percentage of the church's income. It was recommended that the security deposit be kept in a separate account so that it was not spent. Paul also mentioned that in the course of his conversation it was recommended that the lease have stipulations concerning pets, etc., and that it contain a clause stating something to the effect that the property be maintained in the character of the church. There would also need to be someone available for emergency repair capabilities.

After some discussion, the Session approved the motion that the manse be leased for one year, having the lessee sign up and pay for the utilities, the church will continue to maintain the lawn, a deep cleaning will be done prior to occupancy, and we will proceed with the plumbing repairs as soon as a plumber becomes available.

A second motion was approved and amended as such: The session agrees to lease the manse to April Addison for the amount of \$500 per month. The lessee will be required to carry renter's liability insurance. The lease will be for the term of one year. The lessee will not be permitted to have a trampoline on the premises. The lessee is responsible for all utilities, will not have any pets, and must maintain the property in keeping with a character becoming of the church. There will be a required security deposit in the amount of one half of one month's rent. There is to be no smoking inside the premises. The church will have the right to access the home at any time giving the lessee 24 hours notice. Doug Roberts has agreed to be the emergency contact should the house be in need of repair. All of the above is pending a satisfactory reference and or credit

check of April Addison.

Paul agreed to prepare the lease to be reviewed and approved by the Session.

Rev. Bohn adjourned the meeting with prayer.

Respectfully submitted,

Beth Morrell
Clerk

Rev. Chris Bohn
Moderator