



**Special Vestry Meeting (Via Zoom)
Minutes
August 4, 2020
6:30 PM**

Attendance: Chris Woodruff, Senior Warden; Patricia Streeter, Junior Warden; Jan Branham; Jim George; Julie Johnson; Andy Kitchell; Ray Quick; Paul Scholar; Dorothy Sullivan; Kim Houtchens, Treasurer; Sheryl McBride, Clerk; Rev. Lisa Musser. Absent: Jesus Gonzalez; Sandy Torres

Business

A special meeting of the Vestry was called on August 4, 2020 to discuss the Lease Agreement with Wee Love Pre-School. Rev. Lisa began the meeting with prayer. What is it that needs to be done in order for Wee Love Pre-School to open this fall? This discussion began several months ago with Rhonda, board members and senior members of the Vestry. Jeff Bedingfield has helped with writing the lease. The Chancellor of the Diocese has reviewed the lease and sent recommended changes. All of this has been incorporated into the lease.

The biggest issue is liability insurance. It cannot contain an exclusion for COVID-19. The executive committee is making a recommendation to make space available for the pre-school. Today there is no coverage anyone can obtain for a COVID claim.

Are we going to offer Wee Love a lease? We began talking with Rhonda in early June about the possibility of not being able to let the school open. We have been impressed with Rhonda and her group. If COVID was not an issue, we would already have a lease. There is no insurance coverage under the wee love policy. There is no coverage under Trinity's policy for COVID. The exclusion in Wee Love's policy is for viruses. For Trinity the exclusion is communicable diseases. If a COVID claim is raised, there is no coverage for that under Wee Love or Trinity's policy. The liability waivers are good, but a skillful lawyer might get the waiver set aside. The waivers would not have any effect on third-parties that did not sign a waiver. Kim read from two reports that basically say that children between 5 and 17 carry 10-100 times the COVID virus in their throats and nasal passages, and when they sneeze or cough they pass that amount to others.

- Monitor the situation. Trends in Weld County continue to cause concern.
- Don't want Trinity to get hurt.
- How can they trace where someone caught the virus?
- Kudos to the executive committee. Is there a direct correlation between Wee Love and Trinity opening? Offer Wee Love a lease, but the numbers don't look good at present; let's look at January.
- If we can't open the pre-school, how can we open the church?
- Reports that show children are more contagious while being asymptomatic are concerning. Counts are increasing. In a former life, I've seen how liability

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insurance can be screwed with. Suggest that we continue to monitor the situation and offer the lease at a later time.

- Didn't know that COVID is not covered. Weld County is not doing better. A waiver might be signed, but we are a litigious country. Should we seek legal advice?
- Lack of insurability and concern for Trinity. Testing and quick results are questionable. There is so much uncertainty. Opening in January seems more feasible.
- I definitely want Wee Love to be open. Wee Love is not a business of Trinity. There is an Episcopal school that has opened with no insurance, and I'm trying to contact the Rector about how it was able to open. For our congregation, it is not safe for a group of 50 people to be in the same room for 30 minutes.
- There is too much we don't know. Who is the most vulnerable and how can we insure we're not putting them in danger? Wee Love may not be able to regroup if we wait until January.

We can approve the lease and safety plan as presented. Deny going forward with the lease, but continue to monitor the numbers and offer a lease later. Continue this conversation but seek legal advice as to how much we can rely on the release waivers, knowing that insurance for COVID is not possible.

MOTION: Offer the lease to Wee Love as presented, and ask Lisa to see if the COVID insurance clause can be removed. Motion made by Andy, Seconded by Dorothy. The motion failed.

Rev. Lisa will explore the issue with the Diocese and will report at the regular Vestry meeting on August 11.

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