

# **First Union Church Board meeting agenda**

**Date: 9.22.25 at 6:30pm**

The meeting was called to order at and was opened with prayer by Mike Davis

**Attendance** – Present: Norm Perkins, Del Jacob, George Huff, Rick Wilson, Tom O'Hare, Pastor Jim Huber, Christy O'Hare, Marcia Perkins, Sherry Huff, Mike Bolcer, and Terry Moore

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Minutes of the August 2025 meeting were reviewed.

Marcia Perkins moved, George Huff second to accept, Unanimously approved.

## **Treasurer's Report reviewed by Rick Wilson and on file**

Year end report (attached)

Status of finances as of the 3<sup>rd</sup> Sunday in September, 2025

Moved by Del Jacob, seconded by Sherry Huff, carried

## **Elder's report**

Medical intervention planning reviewed and approved. Jim will arrange for refresher training on the defibrillator.

## **Pastor's report**

Attendance since last board meeting (202, 166, 134, 130)

SingSpiration attendance on 9.22.25 was 40 people

The Spark - working on Fall issue. The Spark will become a quarterly publication, since we have weekly e-mails that cover upcoming events, etc.

## **Deacons report** (see attached)

Need for boosting of our Wi-Fi signal to the lower level (especially nursery area)

Locking of the building at night (kitchen door access code)

Quick updates on facilities work at the manse and the church

Consensus decision was that the replacement exterior doors for the church should follow the proposal submitted by Taylor Lumber. This maintains the character and general appearance (as much as possible) of the existing doors.

## **Women's association**

Updates on upcoming fall activities given by Sheri Huff. She has an article in the upcoming Spark.

## **Christian education:**

Sunday school - Marcia Perkins reports 12-14 kids possible during the 9am hour

Youth group - Christy Ohare reports, expecting about 10 students to attending Samaritan's Purse shipping event. Full event starts the 14<sup>th</sup>.

Anchor Club starting on Oct 9

See You at the Poll is Wed Sept 24 at 7:50am

## **Missions update:**

New organizations (Rafiki, Promise FM, Samaritans Purse, Berean Mission Alliance, Cedar Post)

## **Old business: none voiced**

## **New Business:**

New welcome cards needed in the pews for people who are interested.

Agreement was made to remove the white binders from the pews, as we do not use them any longer

Meeting adjourned at 7:55

The next scheduled meeting is: Monday Oct 27 at 6:30pm

Respectfully submitted, Marcia Perkins, Secretary of the Board

**First Union Church**  
**Board meeting minutes**  
**8.25.25 at 6:30pm**  
**Organizational meeting**

The meeting was called to order at 6:36pm and was opened with prayer by Mike Bolcer.

**Attendance** – Present: Mike Bolcer Mike Davis, Terry Moore, Christine Ohare, Tom Ohare, Mike Jellison, Pastor Jim, Del Jacob, Marcia Perkins, Sherry Huff, and George Huff.

Minutes of the July 2025 meeting were reviewed.

Marcia Perkins moved, Mike Davis second to accept Unanimously Approved

## Organizational meeting agenda:

Thank you to those completing their term of service: Jeremy Bigelow (deacon), Mike Bolcer (elder)

Welcome of new board members: Tom O'Hare (deacon), Norm Perkins (elder)

### **Election of officers for 2025-26 term:**

President: Mike Davis/Mike Bolcer

Vice President: Mike Jellison

Secretary: Marcia Perkins

Treasurer: Rick Wilson

**Moved by George Huff seconded by Delbert Jacob** vote Unanimously Approved

Pastor's contract for the coming fiscal year (including approval of the housing allowance amount)

**Moved by Mike Bolcer, seconded by Delbert Jacob**, to approve the amount of housing allowance for 2026 of \$17,000 with a Social Security offset of \$4,721 Vote: Unanimously approved

**Treasurer's Report** – written report in Rick's absence

Monthly financial status w/ quick updates. **Motion by Mike Jellison, seconded by Mike Davis**, to delay discussion until the September meeting when final data for fiscal year ending 8.31.25 is available.

Vote: Unanimously approved.

### **Updates on current initiatives -**

Need for boosting of our Wi-Fi signal to the lower level (especially nursery area)

Locking of the building at night (kitchen door access code was shared with the board members and staff)

The Spark - proposed changes were briefly discussed. To be continued in the month to come...

Meeting adjourned at 6:55pm

**The next scheduled meeting is: Monday Sept 22 at 6:30pm**

Respectfully submitted, Marcia Perkins

9/22/2025

## TREASURER'S REPORT

1. PAGE 1 - 2025 BUDGET REVIEW @ 12/12 MONTHS. CLOSING 2025 FY BUDGET.
  - A. MAIN POINT — EXCESS GIVING FUNDED PROPERTY IMPROVEMENTS.
2. PAGE 2 - 2026 BUDGET REVIEW @ 1/12 MONTHS.
  - A. SEPTEMBER GIVING IS SUBSTANTIALLY BELOW BUDGET. ONE SUNDAY YET TO GO FOR SEPTEMBER, BUT AS OF TODAY \$21,753 LESS THAN SEPTEMBER 2024 GIVING, AND \$9586 LESS THAN THE NEW SEPTEMBER BUDGET??
  - B. MISSION GIVING ALSO BELOW BUDGET BY \$645.
  - C. NOTE: NEW BUDGET IS BASED ON ALL REVENUE STREAMS. SOME INVESTMENT INCOME IS REPORTED QUARTERLY.
  - D. CEDAR BAY'S \$20,000 SEPTIC DONATION HAS BEEN DISTRIBUTED AND BOOKED IN THE FINANCIALS. THE \$20,000 SWING HAS SWUNG THE EXPENSE BUDGET TO NEGATIVE.
  - E. MISSION EXPENSES BELOW BUDGET AS CERTAIN MISSIONS ARE NOT MONTHLY.

First Union Monthly Pro-Rated Calculations - 2025										Thru:	8/25/2025
Total Budgeted Income/Donations			\$235,807								
GENERAL BUDGET						MISSIONS					
Budgeted General Fund Income			\$211,057			Budgeted Missions Donations			\$24,750		
GEN BUDGET INCOME #1						MISSIONS INCOME #3					
Pro-Rated Gen Budget vs Actual Income/Donations						Pro-Rated Missions Budget vs Actual Income/Donations					
Year Ratio		Target \$ To Now	Actual	△		Target \$ To Now	Actual	△			
0.08	Sep-24	\$17,588	\$33,692	\$16,104		\$2,063	\$2,261	\$199			
0.17	Oct-24	\$35,176	\$47,784	\$12,608		\$4,125	\$4,089	-\$36			
0.25	Nov-24	\$52,764	\$85,712	\$32,947		\$6,188	\$8,901	\$2,714			
0.33	Dec-24	\$70,352	\$107,669	\$37,316		\$8,250	\$10,320	\$2,070			
0.42	Jan-25	\$87,940	\$123,523	\$35,583		\$10,313	\$12,216	\$1,904			
0.50	Feb-25	\$105,529	\$142,955	\$37,427		\$12,375	\$13,474	\$1,099			
0.58	Mar-25	\$123,117	\$161,841	\$38,724		\$14,438	\$15,824	\$1,386			
0.67	Apr-25	\$140,705	\$188,685	\$47,981		\$16,500	\$19,570	\$3,070			
0.75	May-25	\$158,293	\$209,067	\$50,774		\$18,563	\$22,909	\$4,346			
0.83	Jun-25	\$175,881	\$228,527	\$52,646		\$20,625	\$25,662	\$5,037			
0.92	Jul-25	\$193,469	\$253,949	\$60,480		\$22,688	\$28,318	\$5,630			
1.00	Aug-25	\$211,057	\$266,015	\$54,958		\$24,750	\$29,801	\$5,051			
[Monthly Allocation]		\$17,588				[Monthly Allocation]		\$2,063			
GEN BUDGET EXPENSES #2						MISSIONS EXPENSES #4					
Pro-Rated Gen Budget Expenses						Pro-Rated Missions Expenses					
Year Ratio		Target \$ To Now	Actual	△		Target \$ To Now	Actual	△			
0.08	Sep-24	\$17,588	\$11,461	-\$6,127		\$2,063	\$1,519	-\$544			
0.17	Oct-24	\$35,176	\$28,235	-\$6,941		\$4,125	\$3,095	-\$1,030			
0.25	Nov-24	\$52,764	\$54,901	\$2,136		\$6,188	\$6,529	\$341			
0.33	Dec-24	\$70,352	\$66,572	-\$3,781		\$8,250	\$7,454	-\$796			
0.42	Jan-25	\$87,940	\$82,565	-\$5,376		\$10,313	\$9,261	-\$1,051			
0.50	Feb-25	\$105,529	\$99,987	-\$5,542		\$12,375	\$11,069	-\$1,306			
0.58	Mar-25	\$123,117	\$115,770	-\$7,347		\$14,438	\$12,876	-\$1,561			
0.67	Apr-25	\$140,705	\$153,864	\$13,160		\$16,500	\$14,684	-\$1,816			
0.75	May-25	\$158,293	\$172,543	\$14,250		\$18,563	\$16,800	-\$1,762			
0.83	Jun-25	\$175,881	\$193,988	\$18,107		\$20,625	\$18,608	-\$2,017			
0.92	Jul-25	\$193,469	\$231,023	\$37,554		\$22,688	\$20,415	-\$2,272			
1.00	Aug-25	\$211,057	\$249,408	\$38,351		\$24,750	\$22,223	-\$2,527			
[Monthly Allocation]		\$17,588				[Monthly Allocation]		\$2,063			
Investment Portfolio:						Monthly MM Income @		3.96%			
Primary MM Balance			\$321,950					\$1,062.44			
Missions MM Balance			\$16,585					\$54.73			
Kitchen Project MM Balance			\$23,640					\$78.01			
Painting Refresh MM Balance			\$62					\$0.20			
Memorial Fund MM Balance			\$4,420					\$15			
6 mo CD			\$7,281			Total Earnings/mo		\$1,210			
VOO S&P 500			16.24%			\$23,247					
Annual Investment Yields/Dividends - Quarterly Adj.											
Budgeted			\$10,965								
Actual			\$19,900								

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1											Thru:	9/21/2025
2	First Union Monthly Pro-Rated Calculations - 2026											
3												
4	Total Budgeted Income/Donations		\$299,862									
5												
6	GENERAL BUDGET							MISSIONS				
7												
8	Budgeted General Fund Income		\$258,299				Budgeted Missions Donations		\$41,563			
9												
10	GEN BUDGET REVENUE #1							MISSIONS REVENUE #3				
11	Pro-Rated Gen Budget vs Actual Income/Donations							Pro-Rated Missions Budget vs Actual Income/Donations				
12	Year Ratio		Target \$ To Now	Actual	△		Target \$ To Now	Actual	△			
13	0.08	Sep-25	\$21,525	\$11,939	-\$9,586		\$3,464	\$2,819	-\$645			
14	0.17	Oct-25	\$43,050				\$6,927					
15	0.25	Nov-25	\$64,575				\$10,391					
16	0.33	Dec-25	\$86,100				\$13,854					
17	0.42	Jan-26	\$107,625				\$17,318					
18	0.50	Feb-26	\$129,150				\$20,782					
19	0.58	Mar-26	\$150,674				\$24,245					
20	0.67	Apr-26	\$172,199				\$27,709					
21	0.75	May-26	\$193,724				\$31,172					
22	0.83	Jun-26	\$215,249				\$34,636					
23	0.92	Jul-26	\$236,774				\$38,099					
24	1.00	Aug-26	\$258,299				\$41,563					
25												
26	[Monthly Allocation]	\$21,525					[Monthly Allocation]	\$3,464				
27	GEN BUDGET EXPENSES #2							MISSIONS EXPENSES #4				
28	Pro-Rated Gen Budget Expenses							Pro-Rated Missions Expenses				
29	Year Ratio		Target \$ To Now	Actual	△		Target \$ To Now	Actual	△			
30	0.08	Sep-25	\$21,525	\$32,091	\$10,566		\$3,464	\$2,966	-\$498			
31	0.17	Oct-25	\$43,050				\$6,927					
32	0.25	Nov-25	\$64,575				\$10,391					
33	0.33	Dec-25	\$86,100				\$13,854					
34	0.42	Jan-26	\$107,625				\$17,318					
35	0.50	Feb-26	\$129,150				\$20,782					
36	0.58	Mar-26	\$150,674				\$24,245					
37	0.67	Apr-26	\$172,199				\$27,709					
38	0.75	May-26	\$193,724				\$31,172					
39	0.83	Jun-26	\$215,249				\$34,636					
40	0.92	Jul-26	\$236,774				\$38,099					
41	1.00	Aug-26	\$258,299				\$41,563					
42												
43	[Monthly Allocation]	\$21,525					[Monthly Allocation]	\$3,464				
44												
45	Investment Portfolio:						Monthly MM Income @	4.04%	3.94%			
46	Primary MM Balance		\$319,159					\$1,074.50				
47	Missions MM Balance		\$16,895							\$55.47		
48	Kitchen Project MM Balance		\$35,719							\$117.28		
49	[Not Designated Acct]		\$0							\$0.00		
50	Memorial Fund MM Balance		\$4,435							\$15		
51	6 mo CD		\$7,281				Total Earnings/mo			\$1,262		
52	VOO S&P 500		39.39%	\$27,878								
53	Annual Investment Yields/Dividends - Quarterly Adj.											
54			Budgeted	\$15,694								
55			Actual	\$0								

9/22/2025

## DEACON REPORT

### 1. REPLACE CHURCH DOORS — NORTH & SOUTH.

#### A. PROPOSAL FROM JOHN @ AMERICAN GLASS & MIRROR, SSM. [REFERENCE PICTURES PP 5 - 7]:

- I. COMMERCIAL GRADE — ENGINEERED FOR HIGH CYCLE COUNT.
- II. HEAVY DUTY HINGE STRUCTURE
- III. ALUMINUM NO-CORROSION FRAME. PERMANENT FINISH — BRONZE. [OTHER COLORS ARE AVAILABLE].
- IV. FULL GLASS, CLEAR — NOT TINTED, DOUBLE PANE ENERGY EFFICIENT PACKAGE.
- V. DOOR WIDTH SET TO COMMERCIAL CODE REQUIREMENTS. STANDARD COMMERCIAL DOOR REQUIRES 76" WIDTH. VERTICAL WILL BE CUSTOM TO FIT AVAILABLE STRUCTURE HEIGHT.
- VI. SOUTH FRONT ENTRY — MORE AVAILABLE WIDTH THAN NORTH ENTRY. 2 DOORS, EQUAL SIZE, COMMERCIAL GRADE.
- VII. NORTH PARKING LOT ENTRY — PRIMARY DOOR, COMMERCIAL CODE WIDTH IS 36" MINIMUM. 2<sup>ND</sup> DOOR WILL BE REDUCED WIDTH TO FILL OUT THE AVAILABLE ROUGH OPENING. THIS DOOR WILL NORMALLY REMAIN CLOSED - OPENED WHEN A WIDE OPENING IS NEEDED E.G. CASKET OR EMS GURNEY.
- VIII. PRICE INCLUDES ALL HARDWARE — I.E. HANDLES, PANIC EGRESS BARS, DOOR CLOSERS.
- IX. INSTALLATION BY AMERICAN GLASS.
- X. PRICE FOR ALL: \$16,732.
- XI. DECORATIVE ARTWORK BY GRAPHIC DESIGN. WE CAN DEVELOP ANY IMAGE & WORDING WE WISH. APPLIQUE APPLIED TO THE INSIDE OF THE GLASS.
- XII. RE-PURPOSE ALL STAINED GLASS INSERTS INTO FRAMED, HANGING, BACKLIGHT ARTWORK PLACED IN A SUITABLE LOCATION OR LOCATIONS WITHIN THE CHURCH. WE WILL RETAIN ALL STAINED GLASS PIECES FOR THIS PURPOSE.

#### B. PROPOSAL FROM TAYLOR LUMBER [M. BOLCER].

- I. HEAVY DUTY RESIDENTIAL DOORS
- II. HINGES — HEAVY DUTY
- III. FIBERGLASS PANELS — PAINTING REQUIRED. CANNOT STAIN FIBERGLASS.

- IV. DUPLICATE CURRENT DOOR DESIGN WITH 1/2 INSULATED CLEAR GLASS ABOVE.
- V. PANIC BARS REQUIRED BY CODE
- VI. DOOR CLOSERS?
- VII. LOCKSETS TBD.
- VIII. PRICE: \$8000 FOR ALL. INSTALL ADDITIONAL.

2. MANSE — DECK PROJECT ~ 95% COMPLETE:

- A. LANDSCAPING FINISHED - TERRY & ASSISTANT TOM.
- B. TOPSOIL PILES WILL BE SPREAD BY JEREMY WHEN TERRY CAN LOAN HIS TRACTOR AGAIN.
- C. FRENCH DRAIN INSTALLED TO PULL WATER AWAY FROM THE BASEMENT WALL. APPEARS TO HAVE SOLVED THE MUD PROBLEM.
- D. WAITING FOR AUTORE TO RETURN TO RE-CONNECT THE PROPANE LINE TO THE HOUSE. LAST STEP WILL BE SPREADING REMAINING STONE PILE IN THE BASEMENT DOOR WELL.
- E. TWO ADDITIONAL CRIMSON MAPLES TREES UNDER CONSIDERATION BY OUR LANDSCAPING PRO.
- F. FOUR NEW EXTERIOR LIGHT FIXTURES INSTALLED OR PENDING — SOUTH AND WEST SIDE OF MANSE.
- G. FRONT DOOR BRIGHTENED WITH COLOR. NEW STAINLESS LOCKSET PENDING INSTALL [DONATED].
- H. LOOKING AT THE MANSE ELEVATION FROM THE CHURCH PERSPECTIVE SPEAKS FOR ITSELF [PP 1 & 2].

3. NEW 13,000 WATT GENERATOR HAS BEEN RECEIVED. PROPANE POWERED. PROPANE LINE HOOK-UP PENDING. LARRY PERKINS TO UPGRADE TO LARGE GAUGE WIRE FOR THE GENERATOR CONNECTION TO THE CIRCUIT BREAKER PANEL [56.14 AMPS MAX @220V]. LARRY IS GATHERING MATERIALS NOW THAT WE HAVE CONFIRMED WHAT THE GENERATOR REQUIRES.

4. NEW DEHUMIDIFIER PLACED IN BASEMENT — PENDING INSTALLATION FOR THE SPRING.

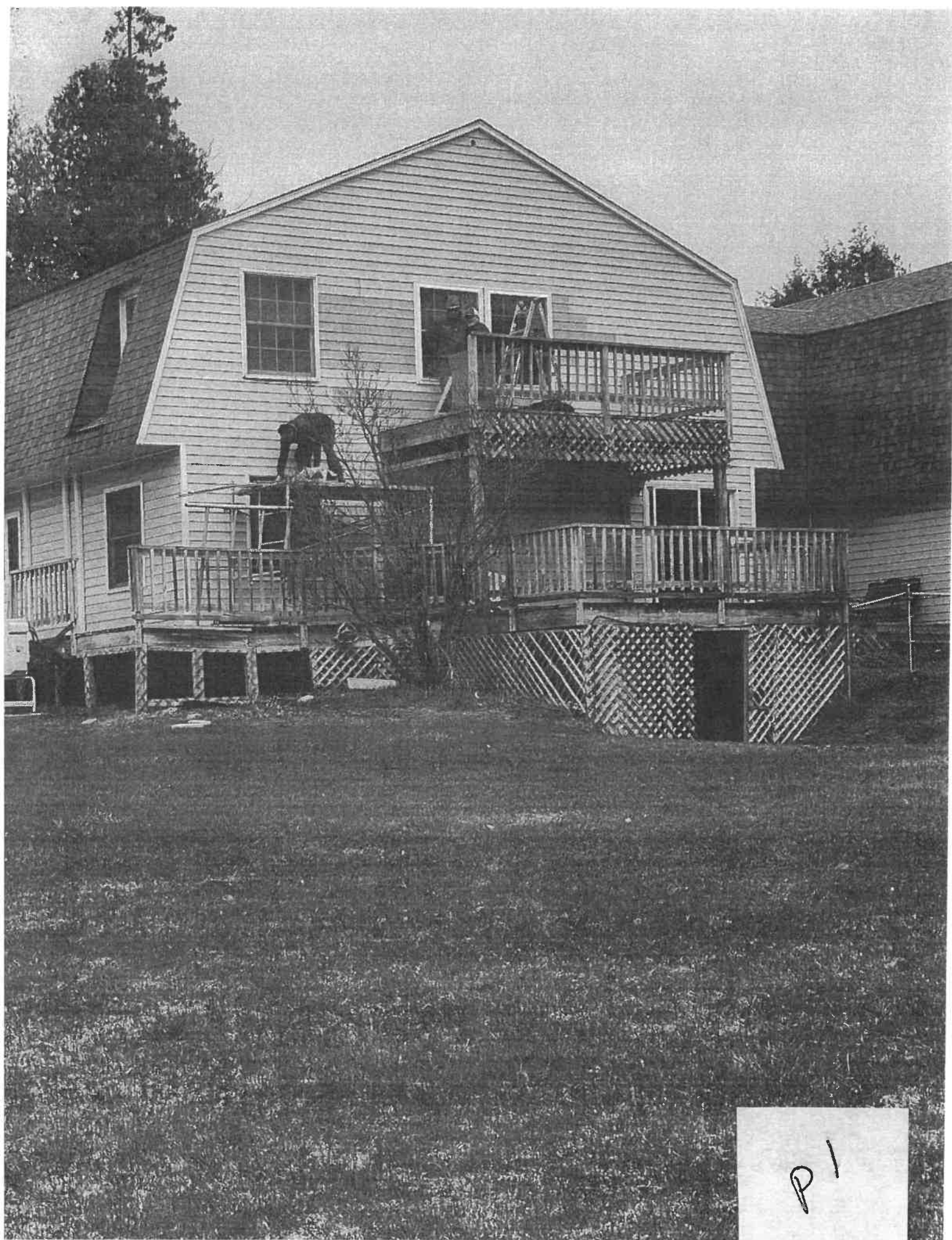
5. MANSE — WINDOW CLEANING PENDING COMPLETION BY DEL N. SCHEDULED FOR WEDNESDAY.

6. MANSE — OPEN ITEMS LEFT IN THE NEAR TERM FOR FUTURE BUDGETING CONSIDERATION:

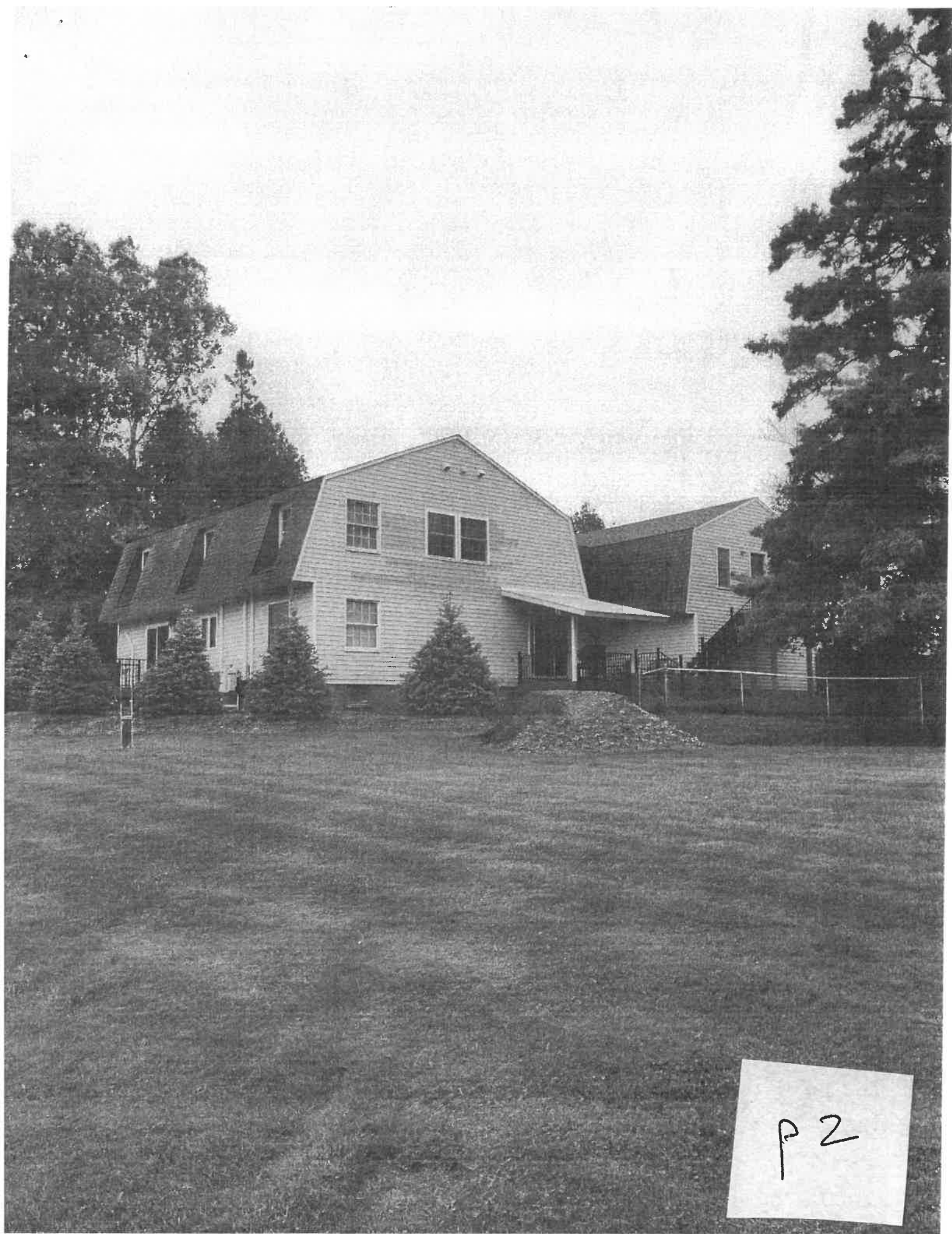
- >REFINISH OR FINISH MANSE KITCHEN FLOOR. MAPLE.
- >REPLACE WORN KITCHEN FORMICA COUNTER TOPS
- >REPLACE KITCHEN BACKSPLASH

7. CHURCH — LEAN-TO COVERS FABRICATED FOR 2 MINI-SPLITS THAT WERE GETTING COVERED WITH ICE DUE TO ROOF ARCHITECTURE. [SEE PAGE 3].
8. CHURCH - TWO MORE "EXIT" SIGNS TO BE INSTALLED IN BASEMENT AREA. PENDING.
9. SECURITY SYSTEM — COMPONENTS ORDERED. INSTALLATION PENDING.
10. DEACONS HAVE REPAIRED ANOTHER BROKEN CHAIR.
11. INSURANCE CHANGE. HOLDING UNTIL WE GET THE NEW SECURITY SYSTEM — THAT SCHEDULE REQUESTED. CHURCH MUTUAL POLICY RENEWAL DATE OF 12/15 WILL BE THE TIME LIMIT.
12. CHURCH — INSUFFICIENT CHURCH WI-FI COVERAGE WITH SPECTRUM HARDWARE. PROPOSE INSTALLING MESH WI-FI ASUS BRAND TO BE COMPATIBLE WITH EXISTING ASUS ROUTER. POE TYPE REQUIRING NO POWER - ONLY ETHERNET CABLING ACROSS THE ATTIC FLOOR REQUIRED FOR POWER SUPPLY. PLAN 2 DEVICES — ONE NEAR KITCHEN ENTRY, SECOND CLOSE TO BASEMENT STAIRS. \$130 EACH [SEE PAGE 4 MESH DEVICE INFO].
13. CHURCH — FOYER ROOF LEAK. I HAVE PHONED THREE ROOFERS WITH ZERO CALL BACKS. FRUSTRATED! NEXT CALLED AMERICAN METAL ROOFS WHO DID RESPOND. PHOTOS SENT TO THEIR REP BY EMAIL. HE WILL REVIEW THESE AND SAID HE COULD VISIT THE CHURCH 10/16. IDEA IS TO REPLACE THE SHINGLES ON THE SMALL SOUTH FACING SLOPED ROOF SECTION THAT ABUTS THE WEST SIDE OF THE BELL TOWER. ELIMINATE THE LEAK AND BLEND IN A SMALL SECTION OF METAL ROOFING.
14. CHURCH — OPEN ITEMS FOR BUDGETING CONSIDERATION:
  - A. KITCHEN — ADDING TO KITCHEN PROJECT SAVINGS, NOW YEAR 2. A BIG COMPLICATED, EXPENSIVE JOB WITH PLUMBING RE-WORK REQUIRED. RECENT \$12,000 DONATION. NEW BUDGET WILL ADD \$8000. ACCOUNT TOTAL NOW \$35,000. SAVE FUTURE MONIES.
  - B. MEN'S BATHROOM - PRIVACY PANELS LOOK BAD - SALT ENVIRONMENT CORROSION. NEED TO BE REPLACED WITH NON-CORROSIVE TYPE PANELS.
  - C. SANCTUARY — MOVE A/V STAND. POSSIBLY RE-CONFIGURE SANCTUARY SEATING [LAST PRIORITY].





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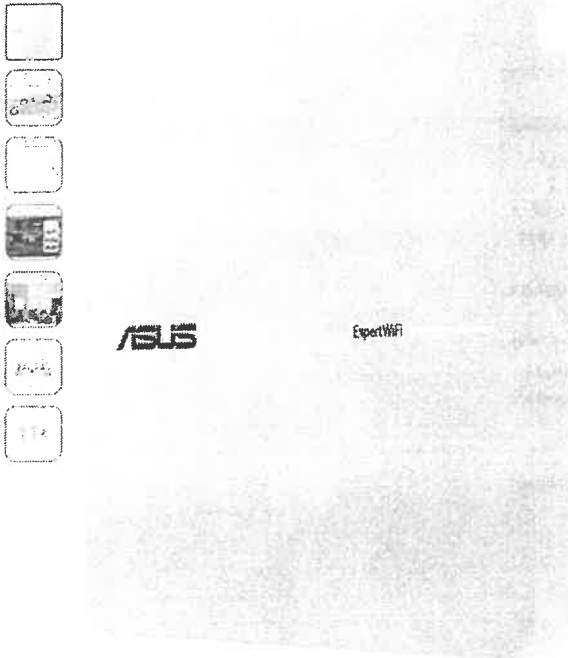
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ST. STEPHEN



WELCOME

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