



Annual Report 2008

Report from the President

This has been a very full year at Geneva Point Center, and I am delighted for all the ways that God is guiding us into the future, and for the support of all of you in that process. It has very clearly been a time of transition for all of us. For me, it began 3 days after I took on this role, when Jess Schload announced that he was resigning to take a new position. We quickly took steps to find a qualified interim director, and invited John Chilton to come and join us in this time of re-evaluation and assessment. Rather than just asking John to come and maintain the day to day operations, we asked whether he would also help us as we began the process of developing a strategic plan, and give us the perspective of someone new to GPC.

It has been a fruitful time of adopting some new ways of being, and also of looking with fresh eyes at areas that need attention or updating, or perhaps, after many years, a new approach.

We have discovered that there is much to do, from deferred maintenance on buildings, to updating our mailing list, from strengthening our relationships and restoring better communications with all of you to looking to the future with thoughts on how we might use the gifts that God has given us. As a board, we have asked many fundamental questions: What is our vision of GPC in the future, and what will it take for us to get there? How do we attract new people to come and share the moments filled with Spirit and beauty that we have experienced? What will it take for us to be financially viable and also offer a unique experience and setting for families and groups? The questions are ongoing, and I am sure that you have your own to add.

To provide answers, we have spent the past year working with an ambitious schedule and a broad-ranging agenda. Under the very talented leadership of Bob MacArthur, the Strategic Planning Committee has reached out to solicit feedback on the experiences that people have had at GPC, and what areas are important to those who spend time here. We have also assessed our strengths and weaknesses, as well as the opportunities and threats that are part of GPC's reality in the 21st century. As a result of this hard work, a new mission statement has been developed. It has been carefully worded and discussed by the Board, and affirmed as a reflection of how we see our calling, on the eve of Geneva Point Center's 90th anniversary.

At our August 2, 2008 Board meeting, we affirmed the following:

Our Mission

Through the beauty of our natural setting and inclusive hospitality, Geneva Point Center provides a place to rejuvenate, nurture relationships and prepare to build a better world.

Our Core Values

- We offer hospitality that is welcoming and inclusive.
- We provide our guests with the setting and resources for relaxation, fun, re-creation, learning, spiritual refreshment and reflection.
- We commit ourselves to responsible stewardship of our environment.
- We honor our ecumenical Christian heritage and our calling to serve.

Those We Serve

We serve all people who seek renewal of spirit, body, and mind and who come as individuals, families, faith communities and organizations.

Tagline

From this place go build a better world

This is all being worked into a Strategic Plan that we hope will have been approved by the Board before you read this. It has core strategies and specific action steps that will need to be taken as we continue moving forward to address all the areas that need our attention.

One big area that has had our attention for the last many years is the Staff House. I have heard over and over that it is time to offer our staff a healthier and better place to live, as a sign of the value that we place on them, and our commitment to our total family. On September 27, Demo Day, the Staff House was demolished, with a partial commitment for funding for the new 6 cabin Staff House Community. We are thankful for the generosity of those who have made commitments to date, and are especially excited about the use of local and native materials as well as the renewable energy features that will be incorporated. Thanks are due to many for their hard work, both in the planning of the building project and the invitation of donations from our membership base. Dave Williams has been particularly active and enthusiastic in recruiting support to help cover the cost of this project (and he will happily accept your pledge to help this project to completion).

One of the gifts of this year for many of the board members has been the contacts that have been made. Each board member made a number of calls last fall to be in touch with some of you. We have also tried to restore the tradition of newsletters, and continue to get the mailing list more accurate and up to date. While what we have heard is sometimes disappointment and the need for things to improve, we also continue to be encouraged by how important GPC is to so many people. That is the motivation for us to continue the work we do to strengthen GPC and ensure our future in the best way we know how to do.

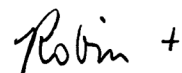
Because we have been involved so intensely with so many activities during the past 12 months, we have not been able to develop an active program for recruiting new board members. Over the upcoming year, with the Strategic Planning process and the building of the Staff Community successfully behind us, we will turn some of our focus inward, taking

time to assess the skills and expertise that the board requires, to determine whether a board of 21 members is still the ideal size, to establish policies that clarify the role of board members, and to give ourselves time to deal with all the many other things that have happened during this time of transition. In consideration of this agenda for 2009, we are taking the unusual step for this one year only of not inviting new members, except for our treasurers position, to serve on the Board of Directors.

That transition step is a nice lead in to the topic of a new Executive Director. A Search Committee is in the process of creating a job description, which we hope will be affirmed and endorsed by the Board in October. We will then begin advertising the position and conduct interviews and make a selection for a new person to join us in strengthening GPC in all aspects of our life. Even before the position has been advertised, we have had many inquiries, and we fully expect that we will find someone wonderfully qualified with the right combination of gifts and skills to journey with us into the future.

I truly hope that everyone who reads this report will share that journey with us, and recommit to help us strengthen GPC, and work together to be responsible stewards of not just this beautiful place, but also the sacredness of Geneva Point Center that we know through the relationships we build with one another and our gracious God. Thank you for all your support in the year past, and blessings for the year ahead.

Faithfully,



Robin Thomas Soller
President, GPC Board of Directors

Treasurer's Report

Fiscal Year April 1, 2007 through March 31, 2008

For the first time in several years, Geneva Point Center finished the year with a positive net income. This result was due to:

1. Higher revenue than in the 2007 fiscal year,
2. Strict control over operating expenses, and
3. The sale of the lots on the Tryst side of the property which resulted in lower interest costs
(All debt – both mortgage and short-term – was repaid in its entirety)

Other positive results included the repayment of funds borrowed from ourselves. The funds came from restricted contributions given for specific purposes which were used on a short term basis to pay operating expenses. In addition, Geneva Point Center now has more than \$500,000 from the land sale which is being held in certificates of deposit. The Board is discussing how this money will be used in the long term, looking at many possibilities including creating an endowment, using a portion for renovations to the buildings and property, and other considerations.

In all, the fiscal year was a positive one for Geneva Point Center and has set us on a course which will yield better results in the future.

Respectfully submitted,

Charles P. Bates, Treasurer

Summary of Financial Results

	2008	2007
Statement of Activity		
Total Revenue	1,002,791	943,706
Total Support	<u>57,865</u>	<u>57,036</u>
	1,060,656	1,000,742
Expenses	1,049,216	1,100,798
Changes in Net Assets		
before Gain on Land Sold	<u>11,440</u>	<u><100,056></u>
Gain on Land Sold	1,661,932	-
Change in Net Assets	<u><u>1,673,372</u></u>	<u><u><100,056></u></u>
Statement of Financial Position		
Cash	556,419	18,716
Fixed Assets, net	1,685,507	1,864,814
Other Assets	<u>62,838</u>	<u>43,891</u>
	<u><u>2,304,764</u></u>	<u><u>1,927,421</u></u>
Current Liabilities	113,362	708,499
Long Term Debt	<u>-</u>	<u>700,892</u>
	113,362	1,409,391
Net Assets	<u><u>2,191,402</u></u>	<u><u>518,030</u></u>
	<u><u>2,304,764</u></u>	<u><u>1,927,421</u></u>

A Big Thank You to Our Volunteers

This year has been busy and rewarding. We had a number of projects on the table and they are now finally on their way. Three exciting projects have been the dismantling / demolition of the old staff house, the start of the new Staff Cabin Community and our 2008 JAG (Joint Action Group) volunteer weeks /weekends, which have been a huge success.

Thanks to all who participated.

We are incredibly fortunate to have many long term volunteers without whose help our whole system would shut down. These special volunteers are very significant to our guests' experience at Winni each year and provide an important part of what it means to come to Geneva Point Center.

Of our "resident" volunteers, usually the first to arrive for the season (they arrive in early June and stay through October) are Dot and Harry Quimby. Dot and Harry have been a tremendous asset to Geneva Point Center for over 16 years, by running Winni Scoops and tackling an assortment of necessary projects before, during and after the summer rush.

Hazel Hill arrives before the start of the peak season to run the Crossroads Gift Shop – a job she has been doing for the past 12 years. Barbara and David Tuscon are with us in the spring and fall to host our Elderhostel programs as well as help in the kitchen and wherever else they are needed.

These are just a few of the folks who give to GPC in many different ways. Our grateful thanks to each of these volunteers and to the many other volunteers who donated their time and are so important to us.

A Big Thank You to Our Board

GPC is blessed with a wonderful group of people serving on our Board of Directors. They are all due immense thanks for the hard work that has been invested during this past year, and to so many of them for taking on additional responsibilities.

Special thanks are due to those members who are completing terms of service and will not be continuing on the Board at this time.

Tom Bechtel resigned this year for personal reasons, and we are sorry to lose his wisdom on the board. Tom had recently come back on the board after taking a break from serving many years. His expertise and wisdom on many levels of GPC life and his ideas on board development and strengthening us were valuable to all. Tom, we wish you well, and thank you for all your support for GPC and love for this special place.

Jean Clarke has served for 3 years, most recently chairing the Program Committee. She was involved with the search for a Program Director last year, and offered many wonderful ideas that contributed to our vision of the future. Thank you, Jean for your participation and commitment.

Chuck Bates is completing his 6th year on the Board, the last several as our Treasurer. He brought us great wisdom in financial matters, and has been a strong source of steadiness and calm in the midst of challenging times. Chuck, we thank you for your dedication and wish you many blessings in the future.

Norman Larson completes 9 years on the Board, many as the chair of the Property Committee. He currently serves as the Chair of the Search Committee for a new Executive Director. His wisdom and knowledge in building matters, his architectural expertise, his helpful and insightful questions and his willingness to address the hard questions have all been important to our health and well being over these last years. Although his Board time ends, he will continue to be involved over the next months with the Search process, and we are grateful for his caring, thoughtful ways. Thank you, Norman.

Bob Curry completes his third 3-year term, having had a reprieve this past year after many years of serving as President of the Board. His tenure included some difficult financial times for GPC, and he helped guide us through some painful choices in order to bring us to greater stability and financial health. His wisdom and outlook for the natural

resources of Geneva Point Center, as well as its personnel, have blended important aspects of our shared life, and helped us to find a healthy balance. Thank you, Bob, for your countless hours of support and work on behalf of GPC.

A Big Thank You to Our Staff

A special thanks goes to an amazing team of very talented people who helped us navigate the summer season at Geneva Point Center, unearth the “secrets” of the latent potential within Winni and begin the process of upgrading GPC:

David Barnard
Brian Hamelin
Natalie Hebden
Claes Thelemark
Greg Widman

From the Red House

In December 2007, it was indeed a privilege to be invited by the Board to become one of Winni’s stewards as Interim Director of Geneva Point Center.

I came to Geneva Point Center with a broad base of management experience, a love of and deep respect for the land and, as Robin mentioned earlier, the perspective of someone new to Geneva Point Center with the ability to look at it with fresh eyes.

What I found and had the pleasure of experiencing, is a Center that has provided a very, very special “sense of place” for many Winni families over the years, and for many, has spanned several generations.

I also found, unfortunately, a laissez-faire “camp” culture, amid the charm and serenity of Geneva Point Center. The “camp” culture prevailed over sound business practices and quality guest service. In addition to deteriorated facilities, too many of our operating procedures and policies were either absent, outdated or inconsistently applied.

The mindset of “the way it has always been,” was a barrier to adopting new practices

for the future. It is time, as President Robin wrote, for a new approach for the future.

In addition to overseeing operations, I, with the support of our staff, found and analyzed the underlying issue that has been the cause of Geneva Point Center’s inability to “balance the budget” and generate the funds necessary to maintain and enhance the Center’s facilities

This issue and the core challenge facing Geneva Point Center is an unacceptably low occupancy rate during our summer “peak” season – our analysis of the 2008 summer season indicates that the bed occupancy rate was a mere 36%. It also appears that historically this has been, on average, the pattern.

Looking forward to the future to ensure Geneva Point Center’s financial stability, we need to put a plan in place designed to restore confidence and inspire all who love Winni to work with us. We must be prepared to “invest” in Winni’s future and accept that during a transitional period “balanced budgets” may not be possible.

Responding to this challenge, Geneva Point Center’s Strategic Planning Committee prepared a draft strategic plan entitled **“Destination 62: A Journey of Shared Transition”** to present to the full board for approval at our October 25th board meeting.

We determined an achievable goal for the “peak season” occupancy rate is 62% given Geneva Point Center’s current mix of accommodations and guest groups. We project it will take a transition period of at least three years to achieve our target, but once it is achieved, Geneva Point Center will have the financial base it requires to move with confidence into the future.

“Destination 62: A Journey of Shared Transition” is a plan with a strategy to establish a new performance-based culture based on best business practices. It is a plan to provide better service to our guests and establish a sustainable financial foundation.

It will be a pleasure to share **“Destination 62 – the plan!”** with you when it is approved by the board.

I hope, as our transitional journey unfolds, that you will be encouraged to come with us. As a friend of mine said recently, "God is providing the muscle, but we still have to go to the gym."

Thanks to our staff, board and our many great volunteers, old and new, who have already started to upgrade our facilities. The following are some of the projects that have been completed in 2008 to date:

- Shaw Cottage roof re-shingled; • Shaw Cottage re-stained; • Cottage "F" front porch and ramp rebuilt with recycled decking; • Cottage "E" front porch rebuilt with long lasting wood and recycled decking; • Barn floor repaired; • Old spring house dismantled; • Painting of staff dining room; • Pasture Line #9 & 10 roofs re-shingled; • Replacement of front step on the INN porch; • Repair to INN porch roof from winter snow load; • New curtains in bedrooms of Gibbes House; • Annual clearing of the Vista; • Staff House demolition; • new Staff Cabin community begun; • Repairs to septic system at State line cabins; • Electrical upgrades to main water system; • Electrical upgrades to Gibbes House; • Plumbing upgrades to Pasture Line cabins; • Fire escapes added to Malden & Cottage E; •Interior painting of Office and Red House; •Replaced carpet in common room of Lake View Lodge; • Replaced flooring in Office; •Upgraded equipment in INN kitchen; • Glass replacement in Chapel and Cupola of INN; •Removal of many dead and dangerous trees; •Septic upgrades to White House and Guest House.

And

In February, we were discovered and listed as #1 of the "Seven Wonders of Moultonborough."

In October, Geneva Point Center was selected for the 2008 "Best of Moultonborough Conference Centers" award by the U.S. Business Association.

From the Point,

Sincerely,
John Chilton
Executive Director (Interim)