

Belvedere Family Community Council Report - First Six Months Update

Chris Perkins
December 16, 2025



Dear Members of the Belvedere Family Community,

In June 2025, the first Council under our 2025 Charter was elected. Through this report, I would like to summarize the key issues, decisions, and ongoing matters the Council has addressed during its first six months of service.

Council Composition and Role

The Council currently consists of six members, with one vacant position pending the hiring of a Planning and Resource Director.

Council Chair - Christopher Perkins
Vice Chair - Junpei Sugihara
Secretary - Toshiaki Mizuguchi
Treasurer - Kushal Bhatia
Pastor - Justin Okamoto
Belvedere / East Garden Liaison - Mike McDevitt
Planning and Resource Director - Vacant

The primary role of the Council is to serve the Community in two key ways:

To act as the elected decision-making body, ensuring all activities align with our Vision and Mission

To oversee all aspects of BFC finances

At our July Council retreat, we determined that the Council would focus on policy-setting and budget oversight, rather than managing daily activities directly. This approach allows greater autonomy, creativity, and leadership growth, while maintaining clear accountability.

Key Issues Addressed in 2025

Belvedere Property Rental Agreement

BFC pays rent to HSA-UWC Belvedere for property use.

The revised agreement was approved July 16, 2025.

Fiscal Year 2026 Budget Approval

FY2026 began September 1, 2025.

The budget was approved September 21, 2025.

Meditation Garden Project Review

Initiated prior to this Council's term.

When funds were exhausted, the Council declined additional allocation but approved fundraising by the contractor to complete the project.

The project is paused for the winter.

Reserve Allocation Policy

A policy governing the use of savings and investments is nearly complete.

Once finalized, it will be available to all BFC members upon request.

Hiring Authority Policy

Clarifies who may hire staff and leaders within BFC's three-department structure.

Approved June 11, 2025.

Requests may be sent to the Council Chair.

Facilities Repairs and Maintenance Oversight

An ad-hoc team was formed: Kushal Bhatia, Mike McDevitt, Pastor Daryl Clarke, Dominic Barber.

White House Annex roof approved for replacement; permits in progress.

Sewer line and ejector pump replacements under review.

Furnace conversion (oil to gas) nearing completion.

Playground tree removal discussed; cost-sharing decision planned for January meeting.

If you have any questions regarding this report, please contact the Council Chair.

Sincerely,

Chris Perkins

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