

**COUNTRY CLUB CHRISTIAN CHURCH
CONGREGATIONAL BOARD**

Minutes of the July 23, 2013, Special Meeting

Present: Jared Rose, Chair, Kathryn Holtze, Greg Lear, Sandy Finney, Elvin Knight, Katie Cronin, Lance Jessee, Jayson Parker, Mary McClure, Gloria Findley-Grogger, Carol Nichols, Jere Hanney, Jeff Zimmerman, Betsy Wilson, Tim Webster, Barbara George, Dean Grogger and Phil Howes, members. Also present were Glen Miles, John Clemmer, Nancy Lear and Doug Bates.

Absent: Susan Garner, Lesley Holt, Carty Johannsen and Jason Roske, members, and John Trewolla, Board Secretary.

Chair Jared Rose called the special meeting to order at 7:00 p.m. and declared that a quorum was present. Due to the absence of the Board Secretary, the Chair appointed Nancy Lear as acting secretary for the meeting.

Dr. Miles offered the opening devotional.

The Chair reviewed the situation of the houses owned by Country Club Christian Church to date and the actions taken by the committee appointed at the direction of the Board to deal with the sale of the houses. The actions of the committee to date were reviewed and the recommendations of the committee were presented in the form of the attached Resolution.

Members of the committee answered questions with respect to the committee recommendations, and Doug Bates, church member and current tenant of one of the houses, thanked the committee for being willing to work with his family on the timing of the sale of that house.

Lance Jessee moved the adoption of the Resolution, and Carol Nichols seconded the motion. Following discussion, the Resolution was adopted unanimously.

Dr. Miles led the closing prayer and the meeting was adjourned.

Nancy Lear
Acting Secretary

RESOLUTION REGARDING THE SALE OF REAL PROPERTY

WHEREAS, the Board of Trustees (the “Trustees”) of the Endowment Fund (the “Endowment Fund”) of Country Club Christian Church (the “Church”) owns a residential property adjacent to the Church known as the Kaman house; and

WHEREAS, the Church owns an additional residential property adjacent to the Chapel parking lot known as the McCallister house; and

WHEREAS, the Kaman house and the McCallister house (together, the “Properties”) were purchased in order to have additional room for parking for the Church; and

WHEREAS, the Congregational Board of the Church has heretofore determined that it is no longer in the best interest of the Church to pursue building additional parking on the Properties, and that the Church no longer has a use for the Properties; and

WHEREAS, the Congregational Board has determined that it is in the best interest of the Church and its programs that the Properties be sold, and a committee (the “Committee”) was appointed by the Chair of the Congregational Board to make recommendations as to the procedure for selling the Properties; and

WHEREAS, the Trustees have authorized the sale of the Kaman house in the manner and upon the terms approved by the Congregational Board or any committee or person to whom the Congregational Board delegates that authority and have approved the expenditure of up to \$1,500 to make minor repairs and upgrading prior to being put on the market; and

WHEREAS, the Committee has met several times and taken a number of steps to determine its recommendations to the Congregational Board regarding the sale of the Properties, including (1) obtaining an appraisal of the property, (2) identifying realtors with strong records in the area where the Properties are located, (3) touring the Properties with two of the identified realtors and discussing the most effective ways to sell the Properties with those realtors, (4) notifying the existing tenants of the Properties of the Church’s intention to sell the properties, and (5) communication with the Congregation; and

WHEREAS, based on its discussion and actions, the Committee has made the following recommendations:

- (i) the Properties should be sold “as is,” with only minor repairs and upgrading prior to being put on the market as are determined to be necessary,
- (ii) the Kaman House should be sold as soon as practicable, and the McCallister should be sold in early 2014,
- (iii) the Kaman house should be sold empty, after the current tenants have vacated the house,
- (iv) the current tenants should be allowed to remain in the McCallister house at least until March 31, 2014, provided that the monthly rent on that house will be increased as of October 1, 2013, by an amount equal to one-twelfth of 3% of the appraised value of the McCallister house (an increase of \$1,100/month),

(v) Kathy Stone of Better Homes and Gardens Real Estate should be retained to sell the Properties,

(vi) the authority to make decisions with respect to the marketing and sale of the Properties, including without limitation the terms of the contract with the realtor, the listing prices of the Properties, determining necessary repairs and upgrades to the Properties, the terms of the sales contracts, and the sales price, should be delegated to the Chair of the Congregational Board, provided that, to the extent practicable, the Chair will consult with the members of the Committee on such decisions,

NOW THEREFORE BE IT RESOLVED BY THE CONGREGATIONAL BOARD OF COUNTRY CLUB CHRISTIAN CHURCH AS FOLLOWS:

1. The recommendations of the Committee listed in the WHEREAS clauses of this Resolution are hereby adopted.

2. The Congregational Board authorizes the Business Administrator to expend not more than \$2,000 for costs related to the sale of the Properties, including without limitation costs of appraisals and cleaning and necessary repairs and upgrades to the Properties, in addition to the \$1,500 authorized by the Endowment Trustees.

3. The Chair of the Congregational Board is directed to report on the status of the sale of the Properties to the Congregational Board and the Board of Trustees at each meeting.

4. The Chair and the Secretary of the Congregational Board, the Chair of the Trustees and the Business Administrator of the Church are hereby further authorized and directed to execute any and all documents and agreements and take all other actions required or necessary or convenient for marketing and sale of the Properties.

PASSED by the Congregational Board of Country Club Christian Church on July 23, 2013.

Jared A. Rose, Chair