July 21, 2014

A special meeting of the LVCS Board to consider purchase of property from Vicki Avery was held on July 21, 2014.

Members in attendance: Dan Austin, Matt Beasley, Fred Weisensee, Jim Gardner, Kendall Cates, Anne Taliaferro. Vicki Avery represented herself as the property owner.

The meeting began at 7:16 and was called to order by Chairman, Matt Beasley.

The first action taken was to accept Vicki Avery’s letter of resignation. The motion was made by Fred and seconded by Kendall. The vote was unanimous.

Dan presented the email from Lane Shetterly regarding the property, line adjustments and the sale of the property to LVCS.

The surveyor has not surveyed the property lines, and is waiting for the flags to be placed to indicate property lines. Google maps are not sufficient for him to use as a guideline.

Vicki expressed concerns about the official surveying and what happens in the future. She was originally concerned about the flood plain, but after discussion realized it was not an issue that should impact the property lines.

Discussion followed regarding where the property lines were in the front and along the sides of the property.

Vicki said her attorney said it is really easy to mitigate wetlands by filling and developing new wetlands. Kendall said it is easy but not cheap.

Matt said the stakes need to be moved, so the members proceeded to walk the property lines again.

The physical inspection began at 7:25 and the members returned at 8:10

Vicki requested that a representative of the school accompany her and the surveyor when he comes out. LVCS will provide him with a preliminary sketch and Kendall indicated he would be available to assist.

The board proceeded to answer the questions our attorney, Lane Shetterly, presented regarding the sale of the property.

Price – on the sales agreement it talks about earnest money. It was suggested that the sum be $500.

Discussion continued to determine a price per acre that would be beneficial to both Vicki and the school. Fred suggested that the price be set at $30,000. Discussion took place regarding that figure. Fred moved that the land be purchased for $30,000 for approximately 3.5 acres. It was again reiterated that the earnest money be $500. The title company will be First American Title.

The motion to purchase the property for the sum of $30,000 with an earnest money fee of $500 and going with the First American Title Company was made by Fred Weisensee.

Other terms included in the motion were:

* No closing fees, no improvement fees, prorated taxes on both sides
* Attorney fees of the seller to be paid by the school
* Cash at closing
* All filing fees and Title insurance to be paid by LVCS
* LVCS will also pay for the surveying fees

Jim Gardner seconded it. The vote was unanimous vote.

The meeting was adjourned at 9:22

Respectfully Submitted,

Elaine Austin, Acting Recording Secretary