

Cherokee County Historical Society

Board of Directors Meeting: November 14, 2006

Meeting Minutes

On November 14, 2006, the Board of Directors held a scheduled meeting at 7:00 p.m. at the Historic Courthouse. In attendance were President Marcia Mosher, Vice President Linda Statham, Treasurer Judson Roberts, Director Mary Johnston and Executive Director Stefanie Joyner.

The meeting was called to order at 7:15 p.m. by President Marcia Mosher.

Old Business

- Corn crib (now known as animal shed/stable?)
 - Ms. Joyner related conversation with Tom Pope wherein he stated that the building was actually used as a stable for horses at one point.
 - He would like to have a plaque placed on the building to recognize the donation of the Pope family. J. Roberts suggested doing the plaque in honor of Judge Pope from his children.
 - S. Joyner has ordered a book – *The Old Barn Book* to help determine the original use for our building.
 - J. Roberts will take care of having the grist stones moved to each side of the building.
 - S. Joyner has called Larry Haygood for bids on repairing the floor and will also call George Davis.
 - S. Joyner will call the City of Canton, and will canvas members who live in the area about the problem of code enforcement at the house next door to Rock Barn, business being run out of residential area, dog not on leash, etc.
- Photo exhibit
 - The Cherokee Remembers photo exhibit has been moved to January.
 - Opening night party will be Friday January 19, Exhibit will run Saturday 10:00 – 5:00, and Sunday from 1:00 – 5:00.
 - Next meeting of the committee is November 18, 10:00 a.m. at the courthouse.

New Business

- Anderson building - rent or sell?

S. Joyner related that the deed for this building is due to be transferred later this month. At that time we will receive approximately \$37,000.00 in rent (\$2,000 per month) for back rent from the date of the gift. Mary Johnston noted her opinion that the appraisal may be under value, and noted that the appraisal was done for estate planning purposes.

Woodstock Gas may possibly be interested in buying for the current appraised value of \$157,000 (estate value appraisal). If not, they would like to continue to rent, but only one side of the building for \$1,000.

Our options for the building consist of selling or renting. Renting both sides will require upgrades including the addition of a bathroom, electrical, etc. It has also been noted by Woodstock Gas that the building's roof leaks, and may require a new one.

J. Roberts noted that in replacing similar roofs, he would estimate the cost of replacing the roof to be at between \$5 and \$10,000.

M. Johnston noted the Woodstock DDA's interest in the building. S. Joyner related that she had talked to Billy Peppers there and he said that they would be interested, but most likely as a tear down.

S. Joyner noted that if we did sell it, we would first put protective covenants on it, to eliminate such an occurrence.

J. Roberts also noted conversation with Betsy Decker who said that the DDA will redo the façade for free (*additional note – this would happen if the City of Woodstock is successful in passing the TAD to generate funds*).

Benefits of keeping the property and renting were noted as:

- Presence in the community
- Income producing property (potential \$12 per year as is)
- Could potentially be used as a visitor's center/museum

Concerns regarding keeping and renting were noted as:

- Property Management time
- Cost of needed repairs
- Potential as a rental property once Hedgewood is built out
- Loss of start up capital for Revolving Fund

A decision to table any motion on a specific decision as to the disposition of the property at this time was made and carried. S. Joyner will do the appropriate press releases when the deed is transferred.

- Historic Properties Fund
 - a. Restrictive Covenants
 - i. Must obtain CCHS approval for exterior modifications or demolition
 - ii. Right of first refusal for sale
 - iii. If renovation needed – have time frame (begin 90 days, complete 2 yrs)
 - a. Revolving Fund
 - b. Purchase Option

S. Joyner presented a discussion and documentation relating to the details of this proposed program and options for funding a Revolving Fund, especially the Purchase Option which would allow a Revolving Fund to operate with the most limited amount of cash. It is a common tool and has been very successful in North Carolina.

She noted that it is a time consuming but effective enterprise and would help us to prioritize sites that need preservation and target those areas. It would require an expansion of our board. It would have many tangible benefits and hopefully lead to increased donations of properties. A decision was reached to pursue properties in the Ball Ground area that might be appropriate for fund start up.

- Ball Ground Historic District Nomination
 - Jayne Bernhard to be contracted

S. Joyner related the J. Bernhard has been contacted and would be available to work on the Ball Ground historic district nomination. It will take approximately two weeks to do the necessary fieldwork. She would arrive in January, and complete the project from Massachusetts by February. J. Roberts also suggested asking the State if the historic designation on his house could be "expanded" for the town. S. Joyner will follow up with State representative

Linda Statham made a motion to offer up to \$4,000 for the contract. M. Mosher seconded and a vote was carried with all in favor.

- The Shingle House on Yellow Creek Road

S. Joyner and other board members noted the concern in the community after an article ran in the Cherokee Ledger news about the Pinnacle development schedule for this property. S. Joyner had already been in communication with this developer whose stated plans are to try to save the house for some use in the new development, as a clubhouse, folly, etc. She notes that there is also a cemetery adjacent to the property. She noted that were a National Register nomination to be done of the house, it would enable the developer to get tax credits for any work done on the property and would also fulfill our mission. She noted that a nomination could be done for approximately \$2,000.

L. Statham made a motion to spend up to \$2,000 to have an outside contractor write the nomination. Motion was seconded by M. Johnston and unanimously approved.

- NEH Grant submitted

The Board noted its thanks and appreciation of the work recently put into writing for the NEH grant by S. Joyner and J. Roberts. They both offered their opinion that this was our best chance for receiving the grant due to the events of the past year and the objectives met by our organization. The grant is for \$62,500 and requires a three to one match. J. Roberts noted that obtaining grant would be final brick in our growth and that we should know results in May. Although he is retiring as Treasurer, he noted his willingness to lead the needed fundraising efforts for the match should we win this grant.

- M. Johnston also reminded S. Joyner of the upcoming deadline for submissions to the Johnston Family Foundation grant in March.

- National Trust for Historic Preservation Annual Meeting in Pittsburgh

S. Joyner and J. Roberts noted that the meeting in Pittsburgh was as always extremely educational and noted the challenges that Pittsburgh has faced to recover from the loss of its industries, etc. The next annual meeting will be in Minnesota, and they reminded, tax deductible for board members wishing to attend.

J. Roberts noted that the 2008 event will be in Tulsa and that Preservation Tulsa has expressed their interest in doing a joint project with CCHS regarding the Cherokee Removal. Something along the lines of following one family from our area to Tulsa, and that could be presented in a fashion similar to the story boards being planned for *Cherokee Remembers*. The board expressed their enthusiasm for such a project.

- 2007 Board, Set meeting date for nominating committee meeting

- The Nominating Committee for the 2007 board will meet November 29 at 7:00 p.m. Goal to increase size of board, diversity of professions, areas represented, and younger members was noted. Board members were asked to submit potential candidates to Ms. Joyner via email.

- New "Advisory" Board Goals

It was noted that the task we would like to set before this group would be the identification of houses in need of preservation and appropriate for donation to our revolving fund.

- Christmas Party

- To be held December 5th and we hope to have photos with questions posted so that we can identify for *Cherokee Remembers*.

- New Ornament

- Should be available at the Party and has been placed on website, etc.

Standing Committee Reports

Nominating Committee Report: Meeting to be held Weds, November 29

Treasurer's Report: Submitted as Attached

- J. Roberts noted our finances are probably in the best condition in history of organization, with much credit being given to the accounting expertise of our Executive Director.
- Pledges and City of Canton pledge are yet to come.
- We will be sending out the End of Year Letter soon, and noted again to the Board that we should be setting an example.
- For the year we should probably end up with a positive Net Income of about \$30,000.
- He will do the last budget.
- The funds noted on the balance sheet as restricted for markers, originally raised from publication of Glimpses and should be used for markers.

Business being concluded a motion, the meeting was adjourned 9:00 p.m.

Respectfully Submitted,

Marcia Mosher, President

**Attachments:
Treasurer's Report**