

BOARD OF DIRECTORS SPECIAL MEETING
Thursday, January 9, 2014

BOARD OF DIRECTORS The special meeting of the Board of Directors of Girl Scouts of Western Ohio was held by telephone conference call. President, Jody Wainscott, was in the chair and Secretary, Jerry Brose, took the minutes.

**BOARD MEMBERS
PRESENT**

Board members present:
Jody Wainscott, Chair
Ellen Iobst, First Vice Chair
Sue Matz, Second Vice Chair
Jerry Brose, Secretary
Karen Huelsman, Treasurer
Nancy Dawes*
Kimber Fender
Ann Hartmann
Dave Kylander
Roni Luckenbill, CEO*
Patricia Neal-Miller
Barb Oostra
Kayla Richer*
Susan Redman-Rengstorf
Kandi Staples
Cheryl Tyler-Folsom
Christi West
*ex officio

**BOARD MEMBERS
NOT PRESENT**

Board members absent:
Margaret Beck*
Kelci Culp*
Angela Granata
Marjorie Houck
Catherine Ingram

**STAFF MEMBERS
PRESENT**

Staff members present:
Marcia Dowds, Director of Development & Marketing
Cheryl Drinnen, Assistant to the CEO
Susan Osborn, Chief Strategy Officer

**PRE-MEETING
MATERIALS**

Materials emailed:
Camp Greene Update Memo from Roni Luckenbill
Agenda
Letter of Intent for Sale of Camp Greene Property
Glen Helen Association's Projected Sale Costs and Resources
Memo from Nick Boutis, Glen Helen Association, with a budget narrative
Camp Greene appraisal
Option agreement, approved by the board on October 4, 2013
Virtual Seating Chart

CALL TO ORDER

The meeting was called to order by Chair, Jody Wainscott, at 4:31 p.m.

**APPROVAL OF
AGENDA
MOTION**

A motion was made to approve the agenda. Motion approved.

**CAMP GREENE
LETTER OF INTENT**

Roni Luckenbill, CEO, reported that the Glen Helen Association is preparing to submit the Clean Ohio Conservation Fund grant application and needs board approval in the form of the letter of intent to move forward with the grant request. It is recommended that the board approve the letter of intent since it is non-binding and not a sales contract, but confirms our intent to work towards a mutually agreeable sales terms. Discussion followed. A motion was made as follows:

MOTION

That the board approves the Clean Ohio Conservation Fund Letter of Intent for the sale of Camp Greene dated January 9, 2014.

Motion approved.

**CAMP GREENE
SALE PRICE**

Roni and Susan Osborn, Chief Strategy Officer, provided an update on recent conversations regarding the appraisal of Camp Greene and the Glen Helen Association's suggested sale price. They reported that the appraised value of \$490,000 is probably too high mostly due to the stipulation that this property must remain a youth camp or it will revert back to the family that owned it and would require us to incur legal fees if we tried to develop the property or sell it for something other than a youth camp, and an EPA report received this week identified a lack of sufficient water source for development. Roni further indicated that the suggested sale price of \$386,000 was too low. It is recommended that the board provide a bottom line sales price and allow negotiations for the best rate above that level. Discussion followed. A motion was made as follows:

MOTION

That the board authorizes Roni Luckenbill, CEO, to accept a sale price for Camp Greene at a minimum of \$390,000.

Motion approved.

ADJOURNMENT

The meeting adjourned at 5:03 p.m.

Jerry Brose, Secretary