

Woodland Park Improvement Association

Minutes of the General Meeting, December 10, 1986

The meeting was called to order at 8:10 P.M.

In attendance: Lyle Russell, President  
Richard Dalton, Treasurer  
Ellen Hill, Secretary

new officers, voted and approved.

Announcement was made of \$2,500.00 contract for snow removal. Requests were made for volunteers to place Christmas luminaries and for thoughts on an Association party in the spring.

President Russell presented results of his neighborhood survey regarding traffic controls during freeway construction and its subsequent frustrations.

Guest speakers were Patrick Sullivan, Ferndale's Chief of Police and Tex Lemke, Traffic Control Officer who discussed these problems. Several barricades and one-way streets have been inaugurated because of concern over the safety of Roosevelt School children and through consultation of the Traffic Improvement Association and the Michigan Department of Transportation.

It was approved to send Lyle Russell to the next city council meeting to inform the council of the results of the neighborhood survey; there was also approval for Mr. Russell to write a letter to the Oakland County Commission asking them not to turn the jurisdiction of the wall closing Ridge Road in Pleasant Ridge to the city of Pleasant Ridge.

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the Board Meeting, March 4, 1987

The Meeting was called to order at 7:45 p.m. at the home of Richard Dalton. Present were Lyle Russell, President, Richard Dalton, Treasurer, Ellen Hill, Recording Secretary and block captains.

The treasurer's report was read and approved; the balance in the savings account is \$2,371.80, checks and cash on hand totals \$125.00, Total funds \$2,496.80.

It was announced that the checking account was changed from the one in Co-America to a special savings account which will draw interest and allow three check a month.

President Russell announced several suggestions he has received and discussion ensued on the following:

1. The possibilities of an Association block party, probably a mid-week evening early in the summer.
2. Starting a newsletter, with class ads, interviews, history of the association, etc. Richard Dalton volunteered to organize.
3. The fact that that homewoners are irritated with the raise in property taxes but there's not much we can do as a group.
4. Questioning the city for its game plan for the beautification of Woodward to Nine Mile Road. Mr. Russell will write the city manager.

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the Board Meeting October 22, 1987

The meeting was called to order at 7:45 p.m. at the home of President Lyle Russell.

The treasurer's report was read, stating we have \$2,989.53 in our Coamerica account. Treasurer Richard Dalton has also talked with the snow removal company who has agreed to work for us again for \$2,500.00. 80% collection is needed to continue.

President Russell brought up the subject of starting a newsletter to let neighbors know of the existence of the Association.

Discussion followed regarding possible speaker for the next general meeting. It was agreed to have a November meeting with city officials to discuss the state of the city.

Mr. Russell agreed to send a letter to Chief Sullivan regarding enforcing traffic signs and speed limits in the neighborhood.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the General Meeting November 17, 1987

The meeting was called to order at 7:30 P.M. by President Lyle Russell in the Music Room at Roosevelt School.

President Russell welcomed new neighbors; he expressed appreciation to Richard Dalton for the newsletter; and he mentioned there has been no response from the County Commission to the letter written regarding the wall at the end of Ridge Road in Pleasant Ridge. Mr. Russell also explained some of the goals of the Association, i.e., to present ideas for the physical improvement of the neighborhood; a newsletter with a list of services available in the neighborhood (baby sitters, etc.); a forum to express concerns of the neighborhood, such as the current financial crunch felt in the schools.

Announcement was also made that there was an 80% dues collection.

The speaker for the evening was Mayor Al Gertley who discussed improvements in the traffic patterns and the final design of the Woodward-Ten Mile interchange with I696.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the General Meeting May 8, 1989

The meeting was called to order at 7:35 at Roosevelt School.

Because of a later commitment, the guest speaker was introduced immediately to begin the meeting. Philip Poole, Councilman, discussed the issue of adult businesses in Ferndale and the question of whether there should be concentrated areas versus ordinances regulating licensing and location.

Following the discussion, President Lyle Russell addressed the Association with regular business. The Treasurer's report: There was 84% participation in dues collection, down from 90% last year, and up from 80% the year before. The snow removal rates have gone up to \$2,700. The balance in the Coamerica account is about \$4,000.00. (the March 6, 1989 statement was \$3,983.54)

There followed a discussion of the neighborhood block party. Eric Shapiro volunteered to be chairman. (He took over the meeting as Lyle Russell had to leave for a city council meeting). The proposed date for the block party is June 14, from 5:00 to 8:00 P.M.

There followed an election of officers:

President, Lyle Russell  
Vice President, Dick Duggan  
Treasurer, Mike Francis  
Secretary, Ellen Hill

The meeting was adjourned at 8:40 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the Board Meeting December 11, 1990

The meeting was called to order at 7:40 P.M. at the home of President Lyle Russell.

Eric Shapiro was introduced as the new treasurer. He reported \$4,100.00 in the treasury, with reimbursements still due to the Fredericks for the summer party.

Volunteers were asked for to distribute the Christmas luminaries. It was also felt there is no need to raise dues as the snow removal contract remains the same.

There followed a discussion of a possible general meeting in March on Ferndale development with Mayor Gertley as a speaker.

It was announced that the summer party will <sup>be</sup> ~~will~~ on June 19, 1990 with a rain date of June 20, and to have plans for a consistent date of the third Wednesday in June of every year.

The meeting was adjourned at approximately 8:30 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the Board Meeting March 10, 1992

The meeting was called to order at 7:35 at the home of President Lyle Russell.

The treasurer, Eric Shapiro, reported \$2,600.00 in our account, with more to deposit. We will have approximately \$3,500.00 when all money is deposited and all bills are paid.

A discussion followed regarding the snow removal contract, which we will continue and the Wetmore's use of the property on the west side of the alley. There was unanimous approval to back up the legal motion pending to prohibit use of the land for parking and repair work. Kurt Kusch, Steven Ciaverilla and Bill Frederickson will form a volunteer committee to oversee landscaping.

The meeting was adjourned at 8:30.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Recording Secretary

Woodland Park Improvement Association

Minutes of the Board Meeting October 11, 1994

The meeting was called to order at 7:40 P.M. at the home of President Lyle Russell.

Treasurer Eric Shapiro reported \$4,300.00 in the treasury and that the snow removal contract is for \$3,000.00. Last year there was damage done to the fence at the southeast corner of Drayton and Livernois. There was agreement to request reimbursement for the homeowner.

In regard to the summer party, Bill Frederick announced that the 1995 party will be the last they will chair.

Lyle Russell announced plans for a General association meeting, which is required to elect officers. It is planned for late January or early February, the exact date will be announced in a November newsletter. Discussion followed on the possibility of having Joe Sullivan as the speaker, in light of recent break-ins in the neighborhood.

The subject of the Wetmore's parking lot was then discussed and the offer to the owners to compromise on the use of the triangular shaped lot. A motion was passed to proceed with the accompanying AGREEMENT which Wetmore's must sign within 10 days and any work and landscaping to be completed by June 30, 1995.

President Russell then brought of the subject of the Witbeck property and the fact that they are going to sell. As they also own the house on the southwest corner of Woodland and Woodward, Boston Chicken wants to buy the property, tear the house down to make a parking lot. There was unanimous agreement to tell the realtor this would be unacceptable to the Association.

There was also discussion in regard to the property on the south side of Maplehurst at Woodward which is being used for commercial parking in conflict with zoning. It was agreed that we should go directly to the city to put pressure on the owner.

Announcement was made that the south side of Lewiston wants to join the Association. After discussion it was agreed that Lyle will ask for evidence of how many residents actually want to join in the form of a written and signed petition.

It was then unanimously agreed to raise the Association dues to \$12.00 so that we can add money to our savings account.

The meeting was adjourned at 9:35 P.M.

Respectfully submitted,  
*Sellen Hill, Secretary*



Woodland Park Improvement Association

Minutes of the General Meeting February 29, 1996

The meeting was called to order at 7:10 P.M. in the music room of Roosevelt School. President Lyle Russell introduced the board and block captains. There was a unanimous re-election of officers, with the addition of Carol Frederick as Vice-President. X

The Treasurer's Report showed a balance of \$600.00, without the monies received this season. We should have from \$3,500. to \$4,000. by the end of the season.

President Russell announced that the Wetmore site, along with the site south of Maplehurst, is still unresolved. Lyle will followup on these matters. Nothing more has been heard regarding the sale of Witbeck's.

A block director is still needed for lower Lewiston.

A Director's meeting will be scheduled for the fall of 1996.

The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

*Ellen Hiel*  
*Secretary*

Woodland Park Improvement ASSOCIATION

Minutes of the Block Directors Meeting, November 20, 1996

The meeting was called to order at 7:40 P.M. at the home of Lyle Russell, President.

Treasurer Eric Shapiro reported \$4,149.00 in the treasury, with \$3,500.00 due for snow removal. Yearly dues will continue at \$12.00.

President Russell announced that the Wetmore site, along with the site on the south side of Maplehurst at the alley is still unresolved. Lyle will talk further with Wetmore's before the February general meeting. He will be open for suggestions for a speaker for that meeting.

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The meeting was adjourned at 8:20 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Secretary

WOODLAND PARK IMPROVEMENT ASSOCIATION

Minutes of the General Meeting January 20, 1998

The meeting was called to order in the media room of Roosevelt school at 7:10 p.m. by Vice-President Carol Frederick.

The speaker, Joan Stefanski, was introduced. As Director and Executive Vice President of the Ferndale Chamber of Commerce, she gave an optimistic view of the future of Ferndale, stating that the residential, commercial and industrial property values are skyrocketing.

Karen Breen-Bondie accepted the nomination for President and Lisa Canada accepted nomination as second Vice-President. The Board positions will be voted upon at the general meeting in March.

Eric Shapiro gave a brief treasurer's report. The charge for snow-removal is at present \$3,500.00, and we keep approximately that amount ahead in the budget. Dues are still \$12.00.

There was some discussion of various ways to increase activity in the Association. In addition to the annual block party in June (Ann Kabel will chair this summer), it was suggested we have an annual garage sale, and publish a newsletter 2 or 3 times a year with neighborhood announcements. There also was an interest in forming a walking club.

The next general meeting was scheduled for March 25. Carol Frederick agreed to book the room at Roosevelt School and to see if Mayor Chuck Goedert would be available to speak.

There will be a Director's meeting, <sup>Thursday, Feb. 12</sup> ~~Wednesday, Feb. 11~~, 7:00 p.m. at Carol Frederick's house to confirm the above.

The meeting was adjourned at approximately 8:15 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Secretary

WOODLAND PARK IMPROVEMENT ASSOCIATION

Minutes of the Director's meeting, February 12, 1998

The meeting was called to order at the home of Bill and Carol Frederick at 7:00 P.M., by Karen Breen-Bondie, President-elect.

Karen presented a format for the Association newsletter which will contain an open invitation to south Lewiston to join the group. Also included will be a survey to ascertain interest in a walking club, an annual garage sale, etc. Lisa Canada volunteered to write articles for the newsletter with news of association residents, councils meetings, etc.

Carol Frederick confirmed that Mayor Goedert will speak at the general meeting on March 25 with goals and objectives for Ferndale as his subject matter. Assuming there will be a question and answer period, there will be an opportunity to also ask the mayor about plans for the bond issue voted upon for recreation improvements.

The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Secretary

WOODLAND PARK IMPROVEMENT ASSOCIATION

Minutes of the General Meeting, March 25, 1998

The meeting was called to order in the Music Room of Roosevelt School, by Carol Frederick, Vice President, at 7:05 P.M. After introducing Board and Block Directors who were present, Carol called for an election of new officers. Karen Breen-Bondie was unanimously elected as President, and Lisa Canada was also unanimously elected as 2nd Vice President. The 1st Vice President, Carol Frederick, Treasurer Eric Shapiro and Secretary Ellen Hill were all unanimously re-elected.

Speaker Mayor Chuck Goedert was then introduced. He spoke of the progress in Ferndale and how pleased he is with the effort of Tom Barwin, the new City Manager. There will be a synopsis of the state of the city in late April. He announced the Planning Commission is revamping the master plan and then will tackle zoning ordinances.. Also they are starting to work on a new community center, hoping to fund it within the current budget. Plans for the dream field are still in the works as well as plans for a possible all-city party on New Years Eve.

Carol Frederick, after announcing that we are not a political group and do not back any candidates, introduced Kimberly K. Wilson, magistrate in Madison Heights who is currently a candidate for district judge in the 43rd district court.

Carol then expressed appreciation to Lisa Canada for organizing plans for the speaker and to Karen for her newsletter. Karen then announced that Lori Kodan will organize a walking club, and Carol Frederick will chair a committee for an Association block sale. Future issues will include an update of the by-laws and the refiling renewal with the state as a non-profit organization.

The treasurer announced we have \$1,400.00 in the treasury, and that the \$3,500.00 charge for snow removal has been paid.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

*Ellen Hill*

Ellen Hill

WOODLAND PARK IMPROVEMENT ASSOCIATION

Minutes of the General Meeting, February 24, 1999

The meeting was called to order at 7:05 P.M. by President Karen Breen-Bondie with all officers present.

Karen first stated that the post office has notified the Association that our newsletter cannot be delivered in mailboxes.

Discussion then followed regarding the snow removal service. There were several complaints after the January storm and there is some question as to whether we should continue with the same service, find another service or discontinue entirely. At the present, no resolution has been reached.

Karen will note in the next newsletter that all general comments, complaints and suggestions be addressed to the block captain who will then refer them to the Board.

Kevin Breck then gave his report regarding the Wetmore and Thermo-Fire parking lots. He has talked to Chris Lynch and his attorney about our previous agreement. Both remember an oral agreement but a signed one is yet to be found. Mr. Lynch has agreed to meet with a subcommittee to negotiate the appearance of the improvements with dates and deadlines to be designated. Kevin's recommendations and suggestions are on the attached memo to Karen.

A board meeting has been scheduled for Monday, March 8, to review the suggestions and appoint a subcommittee to work with both Wetmore's and Thermo-Fire. An annual meeting will be scheduled the end of March to elect officers.

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Secretary

M E M O R A N D U M

TO: Karen Breen-Bondie  
Woodland Park Association

FROM: Kevin H. Breck

RE: Wetmore's and Thermo-Fire

DATE: February 24, 1999

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Since our last meeting, I have been able to determine the following:

1. Lyle Russell recalls that an agreement was signed with Wetmore's. Chris Lynch and his attorney cannot recall whether an agreement was signed, but Mr. Lynch believe there was at least an oral agreement;
2. Wetmore's was granted, with the support of the Association, a variance (not a re-zoning) permitting commercial parking on the vacant property, subject to compliance with the requirements of the P-2 parking district;
3. Mr. Lynch says that he is willing, regardless of whether an agreement was signed or not, to meet with the duly appointed subcommittee to negotiate the appearance of the improvements to be built on the property and to proceed with the terms of the agreement.

The agreement with Wetmore's, regardless of whether it was signed, has a number of contingencies: it is not effective until (1) a variance is granted; and (2) an order is entered with this court modifying the permanent injunction. If the agreement has been signed (Mr. Lynch's attorney is checking his file) then an Order must be drafted, signed by both parties, and entered with the court. If, on the other hand, the agreement has not been signed, I recommend that the Association negotiate to impose reasonable time limits on the acts required by the agreement. If, however, Lynch refuses to renegotiate the agreement, then I recommend executing the agreement in its current version.

The Board should be prepared to meet as necessary either to negotiate or sign the agreement with Wetmore's.

If Mr. Lynch is amenable to "tweaking" the agreement, then the Thermo-Fire agreement should be similarly modified.

The Thermo-Fire agreement should be negotiated (and conformed to Wetmore's agreement) and signed. The burden will then fall on Thermo-Fire to seek a variance and then on both the parties to enter a modified decree.

The Association should appoint a committee of three to meet with both Wetmore's and Thermo-Fire to negotiate the improvements and landscaping to the property.



WOODLAND PARK IMPROVEMENT ASSOCIATION

Minutes of the Board Meeting, March 8, 1999

The meeting was called to order at 7:10 P.M. by President Karen Breen-Bondie with Vice President Carol Frederick, Treasurer Eric Shapiro, Secretary Ellen Hill and five block directors present.

The first order of business was to schedule the Annual Meeting for April 21, 1999 with the city assessor as a likely speaker.

Kevin Breck then gave an update of the Wetmore's and Thermo-Fire negotiations. His suggestion is to get the original agreement with Wetmore's signed and then work a similar agreement with Thermo-Fire. Kevin will approach Chris Lynch for this signing and later discussion of dates and deadlines. Two subcommittees were formed to negotiate the agreements, as follows: for Wetmore's, Darcy McLaughlin and Robert Greenfield, for Thermo-Fire Allen Liggett and Diane Fernandez, with Bill Frederick acting as liaison on both committees.

The April 21 Annual Meeting will include election of officers. Karen, Carol Frederick and Eric Shapiro are willing to continue their positions and Darcy McLaughlin has agreed to take over the position of secretary. Block directors for upper and lower Oakridge, upper and lower Woodland and lower Lewiston are also to be named.

Carol Frederick then presented an amended Constitution for review and vote at the Annual Meeting. (attached)

The meeting was adjourned at approximately 8:30 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Secretary

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**CONSTITUTION OF**

**THE WOODLAND PARK IMPROVEMENT ASSOCIATION**  
Ferndale, Michigan 48220

**ARTICLE I - NAME**

The name of the Association shall be Woodland Park Improvement Association, Inc. - A Michigan non-profit corporation.

**ARTICLE 2 - PURPOSE**

The purpose of this Association shall be to enforce the building restrictions in the Woodland Park Sub., Ferndale, Michigan: to procure the construction of necessary Public improvements and to insure their proper maintenance within said district; to promote the interests, welfare, education, safety, and advancement of the property and residents of said district.

**ARTICLE 3 - MEMBERSHIP**

**Section 1.** Membership in the Association shall be confined to property owners and their families within said area.

**Section 2.** The annual dues for membership in the Association shall be \$1.00 per family, payable in advance.

**ARTICLE 4 - MANAGEMENT**

**Section 1.** The affairs of the Association shall be in charge of a Board of Directors, consisting of ~~nine~~ fifteen members, not more than one of whom shall be from any one block on each street in said district.

**Section 2.** The officers of the Association shall be a President, Vice-President and 2nd Vice-President, a Secretary and Treasurer, who shall be ex-officio members of the Board, who shall all be elected by the members of the Association from the Members of the Association. The immediate Past-President shall be an ex-officio member of the Board for one year, following his/his/her vacating the office of President.

**Section 3.** Directors and Officers of the Association shall be elected by ballot of the Members at an annual meeting. Officers shall continue in office for ~~One~~ one year, or until the next annual meeting. The Board of Directors shall appoint a nominating committee to nominate candidates for Directors and Officers and to report to the Association at the first regular meeting of the Association prior to the annual meeting for election of Officers. Nominations may also be made from the floor at such meeting. Directors shall be elected for a term of two years. Directors from Oakridge, Woodland and Lewiston Aves., shall be elected in odd numbered years. Those from Drayton and Maplehurst Aves., shall be elected in even numbered years. Each Director shall be authorized to appoint an alternate to act on his/his/her behalf. ~~If any Officer or Director (in person or by alternate) be absent from Three consecutive monthly meetings without valid excuse, he shall automatically~~ Each director wishing to vacate his posthis/her position shall nominate his/her replacement to the to the Board of Directors.

**Section 4.** Majority of votes cast shall be necessary to constitute an election. ~~In the event of tie, the President shall cast the deciding~~ vote.

**Section 5.** Vacancies in office shall be filled until the next annual meeting by the Board of Directors.

**ARTICLE 5 - MEETINGS**

**Section 1.** The annual meeting of the Association shall be held in the month of March, each year. The Secretary ~~Board of~~ Directors shall notify the Members of the Association at least ~~Three~~ three days in advance of the general meeting. Meetings shall be held the ~~Second Monday~~ as deemed necessary, with a minimum of every other month two per year (including the annual meeting).

**Section 2.** Special meetings of the Association may be called by the President or by any ~~Three~~ three members of the Board of Directors.

**ARTICLE 6 - VOTING**

Each family member of the Association, in good standing, shall have the right to cast two votes in all matters which are up for discussion.

**ARTICLE 7 - QUORUM**

**Section 1.** Twenty members shall constitute a quorum at any general meeting of the Association.

**Section 2.** ~~Five~~ A majority of block directors in person (or by alternate) and officers shall constitute a quorum at any meeting of the Board of Directors.

**ARTICLE 8 - AMENDMENTS**

**Section 1.** The Constitution of the Association may be amended in the following manner: Any member may file with the Secretary such amendment or amendments which he/she may think advisable. The Secretary shall submit this amendment to the Board of Directors, who, after due consideration thereof shall report to the Association at its next meeting with a recommendation for or against adoption, or the Board may recommend alterations, additions, or omissions. The amendment, or amendments, in its or their original form, must, however, be

66 read at the meeting of the Association and may be adopted by the Association without the alteration, addition, or omission recommended by  
67 the Board. A two-third vote of the members of the Association present and voting shall be required for the adoption of any amendment.

68 Section 2. The by-laws may be amended by a majority vote of the Board of Directors.

69 Revised 3-6-73 3-8-99

ARTICLE 3 - MEMBERSHIP

ARTICLE 4 - MEETINGS

ARTICLE 5 - FINANCE

WOODLAND PARK Improvement Association

Minutes of the general meeting, April 21, 1999

The meeting was called to order at 7:05 P.M. in the library of Roosevelt school. With the exception of the Treasurer, all officers were present along with 4 block directors.

President Breen-Bondie presented the guest speaker, Dwayne McLachlan, City of Ferndale Assessor. He noted that the property values have increased 45% in the last five years. Accompanied by a useful handout, he explained how values are calculated annually. There was a short question and answer period after his presentation.

Election of officers followed. Ellen Hill has resigned from her position as secretary, with Darcey McLaughlin replacing her. All other officers remain the same. The slate was voted in unanimously.

Katrina Collins then presented the changes in the By-Laws of the Association, which were approved unanimously. Renewal of the annual papers will be registered with the state, at a charge of \$225.00 to pay for continuity.

There was a report on the status of the agreements with Wetmore's and Thermo-Fire as noted in the Board Meeting of March 8, 1999 and announcement of the two committees appointed.

The Treasurer's report will be presented in the next newsletter.

Carol Frederick then brought up discussion of the block sale, with the question of whether to hold it annually, every 18 months, or two years. The current thought is to have the next one in the fall of 1999. Volunteers will be needed.

After announcements of the FHS Jazz Festival on June 5, and the Fore Kids Classic to benefit the Ferndale Educational Foundation on June 23, there was some discussion about the date of the annual block party, which is currently scheduled for the last day of school. Any change would be made through the volunteer committee.

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

*Ellen Hill*

Ellen Hill  
Secretary