

**WRA Special Meeting Minutes**  
**February 19, 2020**

Vice President Nist called the Special Meeting to order at 7:00 p.m. at the Whisper Creek Clubhouse. Directors present: Jordan Allen, Justin Cash, Bob Christenson, Debbie Gwaltney, Tonya Holland, Mike Nist, Lynda Pace, Steve Patterson, Past President Rene Straub, and Terry Tracy. Directors absent: Johnny Barnes (proxy held by Tonya Holland), Jared Stehney (no proxy) and Jim Wills (proxy held by Terry Tracy). Guests: none.

The subject of this Special Meeting was reconsideration of the demolition of the home located at 410 Lonesome Dove Lane, Ringgold, GA, 30736, as approved by the WRA Board of Directors at the Regular Board Meeting held on February 10, 2020. This motion, made by Director Pace, seconded by Director Barnes, and approved by the WRA BoD, read as follows:

“That the WRA contract with Bobby Swanson Construction in the amount of \$26,500.00 (twenty-six thousand five hundred dollars) to demolish to the ground, including regrading of the lot, the home owned by the WRA and located at 410 Lonesome Dove Lane, Ringgold, GA, 30736.”

Following the passage of this motion, the WRA received a written, unsolicited bid for the purchase and demolition of said property. This bid contained the following: a cash offer purchase, including a cash escrow payment, as well as a requirement for the buyer to tear down the existing home, remove all debris, grade the lot to desirable grade, sew grass, and place straw where necessary. These actions will occur within sixty (60) days of closing. In return, the buyer would receive the title/deed to the property, with no encumbrances. Included in the bid was a stipulation made by the purchaser that would allow the property to revert back to the WRA in the event that these conditions were not met; the WRA would retain the cash escrow payment.

The following motions were made with regard to this offer:

1. Director Pace motioned to reconsider the motion previously made and approved on February 10, 2020, with regard to the demolition and regrading of the property at 410 Lonesome Dove Lane, Ringgold, GA, 30736. Director Straub seconded, and the motion passed.
2. Past President Straub, who had voted via proxy held by Director Gwaltney to accept the motion to demolish said property, made a motion to rescind that motion as made and approved on February 10, 2020. Director Patterson seconded. The motion passed. Director Cash abstained.
3. Director Allen made a motion to make a written counter-offer to the unsolicited bid to purchase the property located at 410 Lonesome Dove Lane, Ringgold, GA, 30736. The motion contained the following stipulations:
  - a. An increase in the purchase price of the property, for an amount authorized by the WRA Board of Directors at this Special Meeting.
  - b. A requirement that this is a cash purchase, and that the buyer will provide a cash escrow equal to 25% (twenty-five percent) of the purchase price. This escrow fee will be retained by the WRA in the event that any of the conditions of sale are not met by the purchaser.
  - c. That the buyer tears down the existing home to the ground, remove all debris, grade the lot to desirable grade, sew grass, and place straw where needed within sixty (60) days of closing.
  - d. That the purchaser pays all closing costs relating to the purchase of the property and all legal fees which may be incurred to enforce the purchase contract.
  - e. That the President and Vice President of the WRA, acting on behalf of the WRA, be granted the authority to review, negotiate, and accept reasonable counter-offers made by the purchaser. Any accepted offers must contain the stipulations as outlined in this motion, Item 3.c.
  - f. That the sale of the property be completed on or before March 19, 2020.

The motion was seconded by Steve Patterson. Directors Cash and Tracy abstained from the vote.

Director Holland motioned to adjourn the Special Meeting. Director Cash seconded. The motion passed, and Vice President Nist adjourned the meeting at 8:30 p.m.

The next Regular Meeting of the WRA Board of Directors will be held on March 9, 2020 at 7:00 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Mike Nist, Vice President