

**MINUTES OF A MEETING OF THE
COUNCIL OF
CALVARY LUTHERAN CHURCH OF GOLDEN VALLEY**

July 18, 2023

A meeting of the council (the “Council”) of Calvary Lutheran Church of Golden Valley (“Calvary”) was held on the date noted above, beginning at 7:07 p.m. Central Time. The meeting was held electronically via Google Meet – online meeting.

The following Council members, representing a quorum for purposes of transacting business of the Council and Calvary, were present (council members not present denoted as ~~striketrough~~):

Tom Harn
Laura Jensen
Ingrid LeMunyon
Todd Loncorich

~~Dan Ostgaard~~
Rachel Recknagel
Andy Roe
~~Julie Russo~~

Jill Saatzer
Jason Thorp
Gina VanderWerf

The following members of the Calvary staff were also in attendance: Jason Beaver, Executive Director.

The following people were also present: Jerry Gates, Advisor to Calvary Community Services; Steven Opheim, Counsel for Calvary Lutheran Church. Relevant to this discussion, Steven Opheim disclosed that he is a longtime member of Calvary Lutheran Church and is also on the Board of Directors for Calvary Community Services.

Andy called the meeting to order and facilitated the meeting. Laura served as secretary.

The following activities transpired during the meeting:

1.0 Devotions and Opening Prayer

Andy led the opening prayer

2.0 Discussion of purpose of meeting

Meeting Purpose: To discuss and vote on a resolution enabling Easement of the Electrical Line between Calvary Lutheran Church and Calvary Community Services.

Steven Opheim provided some background and overview. Steven referenced Electrical Easement Agreement available to Council for review prior to the meeting. He discussed the Calvary Lutheran Church constitution and his assessment on how the constitution applies in this situation. He also discussed his consultation with another attorney, Angela Christy, on how this matter can be conducted legally and appropriately.

The electric line has been operating since the 1980s when the Calvary Apartments building was constructed. The area in which the line is located has effectively been functioning as an easement. However, there has not been a written document on file. Calvary Community Services has been working on a routine financing project to renovate the apartments building. In the scope of that project, the property documents were reviewed, and it was noted that it would be preferable to have the easement documented where it can be referenced for financial and legal transactions.

The Council had an opportunity to ask questions before voting on the following resolution.

3.0 Resolution for Council of Calvary Lutheran Church of Golden Valley in respect to Electrical Easement Agreement with CCA Apartments LLC

RESOLVED, that Calvary Lutheran Church of Golden Valley is authorized to enter into the Electrical Easement Agreement with CCA Apartments LLC as provided at the meeting and attached hereto.

RESOLVED, that any officer of Calvary Lutheran Church of Golden Valley is authorized to execute and deliver the Electrical Easement Agreement with CCA Apartments LLC and to execute and deliver such other documents as may be required or necessary to give effect to the above resolution.

FURTHER RESOLVED, that Calvary Lutheran Church of Golden Valley shall seek ratification from the congregation of the foregoing transaction and execution of the Electrical Easement Agreement at its next annual meeting.

(vote) Jason Thorp motioned to approve. Ingrid seconded. Unanimous approval.

4.0 Closing prayer

Ingrid led the closing prayer.

The meeting was adjourned at 7:58pm.

Minutes submitted by Laura M. Jensen