Washington Elks Lodge #776
138 East Maiden Street
P.O. Box 245
Washington, PA 15301

August 21, 2023

Dear Elks Member,

The intent of this letter is to inform you there will be a special meeting on, August 29, 2023 at 7:00pm for a reading of the proposal to revise the purchasing method for the property located at 212 East Maiden Street, the home to the left of our Lodge. The meeting will be held in the upstairs ballroom at our Lodge located at 138 East Maiden Street, Washington, PA.

We are also notifying you of the scheduled voting on this proposal to be held at our regular meeting on Tuesday, September 12, 2023 at 7pm.

The proposal to be presented at the special meeting on August 29: The Governing Body, on behalf of our Lodge, is making a proposal to finialize the purchase of the property located at 212 East Maiden Street, the home to the left of our Lodge. As voted on in March, 2019, we bought the house on terms of an Article of Agreement. In this approved agreement, final payoff of the house is due to the homeowner six months after being given written notice of the home being vacated. This notice was presented to us on November 4, 2022.

We are required by the signed agreement to purchase the home within the agreed 6 month time period. In recalling, the home was purchased knowing it would be demolished and the property converted into a much needed parking lot for our Lodge. Realizing the high cost of the total project, the governing body had made the proposal, in the best interest of our Lodge, to borrow the money for the remaining balance of the home and given the very poor unliveable condition of the home, to have it demolished and the lot prepared for a parking lot at a future date. Please know the current condition of the home could present a danger to neighboring homes.

In detail, we have been making payments of $454.51 per month as agreed, thus decreasing the original note balance of $48,800.00. The balance owed on the home is $29,391.46. The Trustees of our Lodge have secured bids and will award the demolition and preparation for the parking lot at a sum of $26,500. Total cost for the project as described above is $55,891.46.

After more research and discussion, the governing body feels it is in the best interest of the Lodge to amend the original proposal. With the current interest rates rising, we feel it is in the best financial interest of the Lodge to secure the financing of the project with the funds from our Fidelity Account in the amount of $55,891.46. With the interest

rates continually rising, our payment, if financed as previously voted on, would be over $900 a month. This is unacceptable. Withdrawing the funds from Fidelity (currently at $174,000) we would have no loan payments or compounded interest to pay. Our proposal includes re-investing $455 (as previously paid on the Article of Agreement) on a monthly basis into our Fidelity Account.

Our Head Trustee, Doug White and Trustee, Michael Cross will be authorized to act on behalf of the Lodge for this project.

Our membership will be able to ask questions about the proposal and all answers will be provided at the meetings.

The approved vote requires permit approval by the Grand Trustees via a permit application before we are able to move forward.

This proposal needs to be voted on and approved by at least a favorable vote from two-thirds of the Members present at the meeting. In order to vote, you must attend the meeting. We hope to see you on September 12, 2023 at 7pm.

Thank you.

Washington Elks Lodge 776 Governing Body