

Articles of Association.

Be it known to all men that we the undersigned Paul Heull, Fred Breidenmeyer, Elihu Hubbard, Wm H Payne, Ed. P. Souger, have this day associated ourselves together for the transaction of the business herein specified, and for the purpose of incorporation do hereby consent and agree to be governed by the following

Articles of Association

1st This association shall be known by and transact all its business under the name of "The Kearney County Land Association"

2^d The principal place for transacting its business shall be at the County seat of Kearney County in the State of Nebraska

3^d The general business of this association will be to buy, sell, and deal in, and improve real estate in said County of Kearney, and in the State of Nebraska.

4th The Capital Stock of this association shall consist of one hundred shares of One hundred dollars each, five per cent of which shall be paid at the time of the subscription for the same, and the remainder at such times and in such payments as the majority of the shareholders may order.

5th The first annual meeting will be held on the 15th day of February 1877 at which there shall be elected a Board of Directors not less than five, a President, a Secretary, and a Treasurer, and annually thereafter their successors shall be elected. On the said 15th day of Feby 1877 this association will date its commencement and shall continue for five years and thereafter until three fourths of all the shareholders shall vote to dissolve the same.

6th The total amount of indebtedness of this association shall be limited at all times

to sixty percent of the amount of its ~~capital~~
up capital and net earnings

7th Full authority for conducting the
business of this association shall be vested
in its President, Secretary & Treasurer
under the direction of its Board of
Directors governed by such rules and
by laws as may be adopted at the meet-
ings of the shareholders

Witness our hands this the 16th day of
December of 1876

Signed

{ Joel Heull
Elihu Hubbard
F. Bridgman
Wm H. Payne
E. F. Lougee
E. F. Lougee.

State of Nebraska }
Nebraska County } ss

Personally appeared before me Joel
Heull a Notary Public in and for said County
the within named Elihu Hubbard, F. Bridgman
Wm H. Payne, E. F. Lougee known by me to be
the persons named, and acknowledged the
signatures to be theirs, and to be their own free
act and deed this the 16th day of December
1876

Signed

Joel Heull
Notary Public

State of Nebraska }
Nebraska County } ss

Personally appeared before me
F. Bridgman a Justice of the Peace, Joel
Heull who is known to me and acknowledged
the within signatures to this article of associa-
tion to be his voluntary act and deed this
the 16th day of December 1876

Signed F. Bridgman
Justice of the Peace

Endorsed

Endorsements

Articles of Incorporation
of the

+ Kearney County Land Association

Filed for Record

May 19th 1877 at

2 o'clock P.M.

and recorded in Book

No. of Duds on pages

378 & 379

Agnes Lewis & Son

County Clerk

100.

By Laws

of the Kearney County Land Association
Adopted Feb'y 15th 1877

1st The capital stock of this association shall not be increased until all of its shares now authorized shall have been subscribed for and the payments made upon them as required by the orders of the majority of the shareholders.

2nd The general officers shall be a President a Secretary and a Treasurer. The directors shall consist of five directors: all of whose terms shall be for one year and until their successors are elected and qualified, dating from the commencement of this Association this the 15th day of February 1877

Amended
on page
50.

Amended on
page 7- Feb'y 1878

3rd The regular meetings of the shareholders shall be annually on the 15th day of February; the special meetings at any time upon at least five days notice by the President.

The regular meetings of the Board of Directors shall be quarterly on the first Monday of February, May, August and November in each year: their special meetings at any time upon a call of the President upon at least one days notice

4th It shall be the duty of the President to preside at all meetings of the shareholders and of the Board of Directors; to refer all negotiations for the purchase of real estate and all extraordinary sales of real estate to the Board of Directors for their decision: to countersign all warrants properly drawn upon the Treasurer for the payment of money: to call special meetings of the shareholders upon a petition of one third of the shares or a majority of the Board of Directors: to negotiate for the purchases or sales of real

estate under the direction of the Board of Directors: to certify to the correctness of the exhibits required of the Treasurer, and to cause its annual exhibits to be published in some newspaper of general circulation in Kearney County; to sign with the Secretary all deeds conveying real estate of this Association: to attend to the general supervision of the affairs of this Association under the Statutes of the State of Nebraska and the rules and By Laws that are now or may be hereafter adopted.

5th It shall be the duty of the Secretary to keep a record of the doings of all meetings of the board of Directors, and of the shareholders: to make a record of all rules and by laws adopted: to make sign and seal with the President all deeds conveying real estate of this Association: to keep safely all papers and documents of this Association placed in his hands: to draw all warrants upon the Treasurer and to keep a record of the same and for what purpose drawn: to have all its affairs subject to the inspection of any officer or shareholder of the Association in a suitable set of Books: and to attend to all the correspondence required by the Directors or by the business of the Association.

6th It shall be the duty of the Treasurer to receive and safely keep all moneys of this Association: to pay out such moneys only on the warrants signed by the President and Secretary: to keep all his accounts in a suitable set of Books subject to the inspection of any officer or shareholder: to annually, and at such times as required by the board of Directors or a meeting of the shareholders, make a full exhibit of the affairs of the Association: to give bonds for the faithful performance of his duties in such as the board of Directors shall demand.

7th The Board of Directors are authorized to instruct the Officers in all their several duties: to see that they shall perform their respective duties in an honest and economical manner: to decide all questions relating to the purchase or sale of real estate: to see that the total indebtedness of the Association whether from purchases or from expenses shall never exceed sixty per cent of the amount of the paid up capital and net earnings without first having the sanction of the majority of all the shares at a meeting of the Shareholders: to elect a temporary President, Secretary, or Treasurer or member of the Board of Directors in case of a vacancy caused by death, resignation or prolonged absence: such appointments to be valid until the next meeting of the Shareholders.

8th All meetings of the Shareholders whether regular or special shall be called only on a notice of at least five days either by publication in some newspaper having a general circulation in Kearney County or by (personal) letter by mail.

9th At all meetings of Shareholders every share present shall have one vote whether held in the name own name or by proxy for another: provided, that any share that is delinquent in the payment of money ordered to be paid on all shares shall not vote until such payment be made.

10 The shares of this Association shall be transferable at the pleasure of the holder, notice to be given the Secretary within ten days after the transfer, giving the number of the share, from whom, to whom and his post office address.

11th Dividends may be declared by Board of Directors semi-annually, provided that all dividends shall be made in cash, and that and that no greater dividends than ten percent nor less than five percent of the face value of the shares shall be made nor paid until the net earnings amount to twenty five percent of the face value of the shares.

12th The Treasurers annual exhibit shall contain:

- 1st The amount of Capital Stock
- 2^d The amount of paid up Capital
- 3^d The assets of the Association as follows:
 - 1st Amount of Cash on hand
 - 2^d Real Estate unincumbered including buildings
 - 3^d Real Estate incumbered
 - 4th Debts due the Assn. secured by mortgages
 - 5th Debts otherwise secured
 - 6th All other dues including rents and accounts
 - 7th Amount of personal property
- 4th The liabilities of the Association as follows
 - 1st Amt secured by Mortgages
 - 2^d Amt secured by Notes
 - 3^d All other claims against the Association

and any other items that may be required by the Board of Directors, which general exhibit shall be signed by him and the President and a majority of the Board of Directors and published in some newspaper having general circulation in Kearney County.

13th These By Laws may be changed only by a majority of all the shares at any annual meeting, or at any special meeting when called for that purpose.

14th No business shall be transacted at any special meeting of the shareholders except such

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as is mentioned in the call for such meeting.

15th All claims against this Association shall first be audited and allowed by the Board of Directors before the President and Secretary shall draw warrants for the same.

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Minutes of Meeting of Incorporators
of the Kearney County Land Association
held Aug 17th 1877 at the residence of
Jail Skell

As per previous unanimous agreement
the Incorporators of "the K. C. Land Assn."
met this day for the purpose of effecting
a temporary organization. Those being
present. Wm. H. Payne, Fred Budemier, Elisha
Hubbard and Jail Skell. The following
were duly elected to serve until the regular
Annual Meeting of the Shareholders, and until
their Successors shall be elected and be
relieved from office, to wit:

Wm. H. Payne	Temp. Pres.
Jail Skell	Temp. Secy
Fred Budemier	Temp. Treasurer

18 It was resolved that each individual
19 Incorporator be authorized to receive
20 subscription for shares until the regular
21 Annual Meeting of the Association, and
22 were instructed to sell but one share
23 to each subscriber - until the County
has been canvassed - giving the Treasurer
receipt for such shares sold - at the
same time to ascertain how many shares
each Subscriber was willing to subscribe
for and make report of the same at the
next meeting of this Board of Incorporators

On motion the President was in-
= stituted to see the County Surveyor, and
ascertain his next terms for surveying
the Town site for the County, and making
for as suitable plots of reference and
for record

It was resolved to make two wide
streets for business streets near the cen-
-ter of the town running through from
north to south 100 ft wide, all other

Transcript
of
Minutes

parallel streets to be 80 ft wide all lots to be 44 ft front except those in Outside Blocks to be 66 ft front. All Blocks to be 264 ft. square. All Alleys 16 ft wide running from north to south. The name for the town was not agreed upon but to be decided at the next meeting of this Board.

August Beaman being present assigned his contracts with the U.P. R.R. for the E. W. 1/4 - See 7 - Town & Range 14 (lots 20 9 24 5 6 7) to "The Kearney County Land Association" the President and Secy giving him a receipt for the same and a guaranty to said Beaman against all payments and taxes on said Quarter Section.

Paul Deuell reported that he had delivered a copy of the articles of Association at the Offices of the "Kearney Press" and the "Council Register" for publication according to previous agreement of this Board and in accordance with the Statutes of this State in reference to incorporate companies.

On Motion the Board adjourned to meet on call of the President.

Paul Deuell
Secy.

Jan'y 30th 1877

Board of Incorporators of the K. Co. Land Ass. met pursuant to the call of Pres. Payne at the residence of Paul Deuell - Present Hull, Breckenridge & Payne -

It is resolved after hearing reports of each member of their success in obtaining subscriptions to stock of this Association that each subscriber hereafter may take three shares. Reports as to the surveying were that Simon Murphy agrees to do the work for \$50.00 Sidney Baker for \$75.00 and J. H. Sears for \$5.00 per day. All

each and every offer included that we shall furnish their chairmen and all ~~needed~~ needed; the stakes furnished them and to be boarded while at work.

It was not decided who should do the work. The name for the Town not yet being agreed upon it was resolved to defer it till the meeting of the Shareholders at their first regular annual meeting on the 15th day of Feb'y 1877
 Jail House Day

First Annual Meeting

February 15th 1877
 In accordance with the Articles of Incorporation as published the Shareholders held their first regular annual meeting this day at the residence of Jail House Day. J. H. Payne in the chair.

Minutes of the two meetings of the Board of Incorporators read and approved. The Treasurer reports having received funds from the sale of 18 shares sold. 17 of which were present.

On motion the meeting now proceeded to the election of a Board of five directors and their General Officers for the coming year. The first Ballot was for a full Board of Directors which resulted as follows

Otto Abrahamson	received	15	votes
Joseph Thindker	"	11	"
Elihu Hubbard	"	14	"
Jail House	"	17	"
Fred Budmeyer	"	17	"

and all were elected as directors for one year. The next Ballot elected Jail House for Sec'y by 17 votes

Minden
 named
 was

Fred Redemier for Treasurer by 16 votes
and a third Ballot resulted in electing
Elihu Hubbard for President by 14 votes.

On Motion the Meeting then proceeded to
consider and adopt some By Laws prepared
by the Secy. voting on and adopting each one
separately.

On motion the matter of
the sales and disposals of the shares and Lots,
of the new Town, also the matter of platting
and surveying the Town be left entirely with
the Board of Directors.

On motion it was resolved to name the new
town "Minden"

On Motion the Association instructed their
Board of Directors to donate to the County, for
County purposes only, with reversionary title
one Block of Lots, and to the School District
for School purposes, one quarter of a Block
of Lots deed in fee simple.

On Motion the meeting adjourned
sine die
Jarl Hull Secy.

Directors Meeting

Feb'y 15th 1877

Immediately after adjournment of the regular
annual meeting of the Shareholders of the Kearney
County Land Association, their Board of Directors
held a meeting at the same place. Elihu Hubbard
in the chair.

On Motion their Secy was
instructed to open a correspondence with
the several Surveyors as to the cost of survey-
ing only 80 acres of the town site, and
furnish us with a reference plat for the
whole 400 ac. and a recording plat for the
west 80 acres. Reports to be submitted at
the next meeting.

On Motion Board adjourned sine die
Jarl Hull Secy

Minden
named
wmm

Minden July 27/877
 Directors Meeting

The directors of the N. C. & S. A. Co. met pursuant to the call of President Hubbard. Minutes of previous meeting read and approved. Secy Keell made a report in reference to affairs of several surveys, on the receipt of said report and after some deliberation a motion was made to employ Mr J. H. Sears to survey the town site of Minden. A motion passed to purchase 4 elder seats from O. Abrahamson. Mr Ringmeyer moved to employ Mr Keell to furnish Mr Sears transportation to and from his work during the survey. A motion passed to number the blocks of the town, beginning at the South west corner, thence north and return south & so on, until all are numbered; also to number the lots in each block beginning at the North west corner of each block, thence south on the east sides and return on the west side going north; that the streets running east and west be numbered commencing at the south side number First Street and so on to the north side number Ninth Street and that the streets running north and south be called Avenues and named commencing at the range line on the west side, to wit: 1st Brown Avenue west Nebraska; Colorado; Minniew; Kearney; Hubbard; Saunders; & Garber. A motion was made to take the Treasurer's receipts, ^{formerly in the hands of Mr Ed. Doughty} for stock and place them in Mr Thiedeker's hands.

On Motion the Board adjourned

J. H. Keell
 Secy
 N. C. & S. A.

Minden Feb Feb 24/77
 Directors Meeting.

Pursuant to call by the President
 the directors of the L. Co. Land Co. met: present
 Hubbard, Hull, Redemeyer & Hindaker.

It appearing that by laying out the squares
 264 ft square will make the lots too small
 it was ordered to instruct the Surveyor to
 lay out the lots 44 ft wide by 140 ft long
 making the squares or blocks 264 ft
 north and south and 296 ft east and west.

The President reported having purchased
 from Otto Abrahamson 4 cellar posts at
 25 cts each.

There being no other business the board
 adjourned -

Just Spence
 Secy. L. C. & A. Co.

Windsor Feb March 7th/77
Directors Meeting

Pursuant to a call of President Hubbard, the directors met at the residence of Elisha Hubbard, (former Hubbard House) ^{Windsor} Windsor and

The account of Barney & Enos for advertising in the Danville Register the legal "notice of incorporation" \$10⁰⁰ was presented and found correct and a ~~motion~~ ^{motion} was made to draw an order on the Treasurer for that amount.

On motion a scale of prices was made of \$5-6⁰⁰ 20 dollars outside of Windsor Avenue and on Windsor Avenue at \$25⁰⁰. A motion was made to try to settle with the Press Office for their Ady. in Stocks or Bots.

On motion the Bots on the north side of the north line of blocks shall be the fraction over 44 feet that may remain after surveying eight regular sized lots in each of said blocks. The Secy ordered to get Books for the officers

On motion the Board adjourned

Paul Hull Secy
H. C. Smith Treas

Minden Feb. May 7th 1877
 Quarterly Meeting of Directors
 Board met at the residence of
 E. Hubbard. On account of the
 necessary absence of the Secy. the Board
 on motion refused to do any business
 and adjourned sine die.
 Joel Shull Secy
 H.C.E. Ass.

Minden Feb. June 29th 1877
 Directors Meeting ^{Hubbard, Shull, & H. C. E. Ass.}
 Pursuant to a call of Resident
 Hubbard, the Board of Directors held a
 meeting at the residence of E. Hubbard.
 For the purpose of increasing the sales of
 stock a motion was made and passed that
 the present members of the Association and
 any others who are friendly disposed toward
 the new town, be allowed to subscribe
 for ten shares each.

The Secy was instructed to obtain money
 temporarily to ^{make} ~~pay~~ for the payment due on
 the 30th up on the contracts for the land on
 which the town is located.

Since the last meeting 2 shares were
 reported sold. Secy reported having bought Books for
 On motion the Treasurer's bonds were
 placed at \$200⁰⁰ which he was ordered
 to execute immediately.

On motion the Board adjourned
 Joel Shull Secy
 H.C.E. Ass.

Minutes August 6th 1877
 Quarterly Meeting of Directors
 The Board of Directors held
 their 3^d Quarterly Meeting at the residence
 of E. Meuboard. The Secy and Treas-
 urer reported that pressing business
 had rendered it impossible for
 them to make quarterly reports. And
 further time was granted them.
 No other business coming before them
 the board adjourned sine die
 J. A. S. S. Secy
 R. C. Bates

Minutes Feb. Nov 5th 1877
 Quarterly Meeting of Directors R. C. Bates
 The board of directors of the R. C. S. A.
 held their 4th quarterly meeting at the residence
 of E. Meuboard and it appearing to be
 more convenient for some of the members
 the board adjourned to meet Nov 10th 1877
 J. A. S. S. Secy
 R. C. Bates

Minutes Feb. Nov 10th 1877
 Pursuant to last adjournment the Board
 of Directors of the R. C. S. A. met at the
 residence of E. Meuboard.
 The Secy reported that in accordance
 with instructions of June 29th he had made
 the regular annual payment to the W. P. P. & P.
 Co on the 20th 7. 6. 14, amtly to \$59.
 The Treasurer reported the total value to
 date of 32 shares of stock.
 The Secy reported that he had paid
 the Taxes for the year ending May 1st 1877.
 On Motion an order was drawn on

the expense for \$75⁰⁰ in favor of J. H. Hall
 The directors decided to attempt the
 sale of enough shares to make the final
 payment of our 40 acre lot of the St. H.
 Y. Co. 11th which the Secy reported to be
 about \$75⁰⁰. The motion the board
 adjourned

J. H. Hall Secy
 H. C. D. Treas.

Quarterly Directors Meeting held at
 Minden Feb 4th 1878

Present. E. Hubbard Pres
 F. Budemier Treas
 J. H. Hall Secy
 J. Windaker
 O. Abrahamson } Directors

Orders drawn for \$30⁰⁰ 59⁵⁰ 13⁰⁵ 21.45
 75²⁵ and 35²⁵ were approved

Accts of Kearney Pres 10⁰⁰ O. Abrahamson 10⁰⁰
 were audited and approved. The Secy reported
 Stock acct credited with 245⁰⁰ for shares sold
 Expense acct 75⁵⁰. Upon consideration the
 Real Estate was appraised at \$200 for the unimproved
 and \$200 for the unimproved and Profit & Loss
 acct credited with 137.14 U.S. Bal Treas. & Books.

Settled with the Treasurer and found his Cash
 account correct. Vouchers to correspond
 with the a/c's paid out. The Secy was ordered
 to make and execute contracts to Lech Dick for 10
 for Lots 10, 11, & 12 in Block 12 and O. H. Gray & Son
 for Lot 6 Block 21. The Secy was instructed
 to ascertain prices of printing cards and Outfit-
 =ents of Stock, also the price of a seal for the
 Association and report.

J. H. Hall
 Secy

Minden Sat Feb 15th 1878

The Directors of the Keweenaw Co Land Association held a meeting at Minden. Present Hubbard Hull, Rudemeyer Thindaker & Abrahamson.

A motion was made allowing 6% interest on the amount due Aug Braun. - \$33¹⁰ for one year. May 198. and an order was drawn for the whole amount $\frac{3310}{198} = \$35.06$

An order was drawn on the Treasury for \$1⁰⁰ to Bal O. Abrahamson of

On motion the sale of Lot 7. Block 38 to Joel Hull was confirmed.

(Motion passed to call in all unsold shares and place them in the Treasurer's hands.

On motion adjourned. for a meeting of the Annual Shareholders Meeting.

Frederick
Secy

Immediately after the adjournment of the Annual Meeting of the Shareholders the directors held another meeting and a motion passed to suspend for the present the further sales of shares.

On motion the sale of my part of blocks 2 & 3 was withheld. The following scale of prices were established; to wit:

then on Brown Avenue at \$10.00 each		
" Nebraska	20	" 15.00 "
" Colorado	"	" 20.00 "
" Minden	"	" 25.00 "

73 reserving however the right of those who performed labor in surveying the Town site to select lots at the original scale of prices. On Motion the individual Directors and Treasurer were instructed to make sales of Lots at above list of prices.

On Motion the Board adjourned

Joel Hull
Secy

Minden Feb February 15 1878
 The Annual Meeting of the Shareholders of The Kearney County Land Association was held at Minden Feb 15th 1878, with E Hubbard in the chair. The Association was called to order at 2 O'clock. by the President with 69 shares present and represented. Minutes of the previous meeting was read and approved. The minutes of all the Directors meetings were also read and approved.

The following rules were then adopted for the government of the meeting

- First
- 1 Minutes of previous meetings
 - 2 Reports of the Officers
 - 3 Election of Officers
 - 4 Business unfinished
 - 5 Business new
 - 6 Rules and By Laws either new or amendments

Second. Votes on all motions shall be by a call of shareholders, after the reading by the Secretary of the motion to be voted on, the result to be reported to the President and by him announced.

The Treasurer was then called upon for his report which he gave as follows. To wit:

The Kearney County Land Association
 Treasurers Annual Exhibit

Amount of Capital Stock	10,000.00
Amount of paid up Capital	360.00
Assets - Trust of Cash on hand	43.66
Real Estate unincumbered	200.00
Real Estate encumbered	200.00
	443.66
Liabilities - Stock sold	360.00
All indebtedness	30.00
Balance	53.66
	443.66

Liquid I Redeemier Treasurer

Approved

Elihu Hubbard President

Joel Keall
 Art Jagers
 Abrahamson } Directors

- 1 which report was upon a call of the shares
- 2 adopted by a vote of 69 shares.
- 3 The Secretary was then called on for a report and
- 4 after a detailed explanation of the several acc'ts
- 5 in his Books he gave a history of the affairs of
- 6 the Association during the past twelve months, as
- 7 follows!

Annual Report of the Secretary of
The Kearney County Land Association.
To the President, Directors and Shareholders.
Gentlemen:

One year ago to day this Association became legally incorporated under the laws of the State of Nebraska. It is well known the circumstances which started the existence of this corporation and the trying times in which the incorporators labored.

In November 1876 the people of Kearney County voted by nearly a four fifths majority to relocate their county seat to the site now occupied by the Town of Minden. At the next two succeeding sessions of the Board of County Commissioners held in December 1876 it was urgently pressed upon that board to accept the land and hold it as the property of the county and upon their final and decisive refusal to accept it this Association stepped in to execute the wishes of the people which their Commissioners had disregarded.

The incorporators divided the stock into 100 shares of a nominal value of \$100⁰⁰ each 5 percent to be paid at the subscription and expected that the first payment would also be the final payment. Your Treasurers report shows the sale of 72 shares; that one 40^{acres} the NW⁴ SW⁴ 7-6-14 has been paid for; that the payments on the remaining three 40^s have all been met. That our indebtedness amounts to about \$80⁰⁰ about \$50⁰⁰ of

which is for labor in surveying and due in Sato and \$30⁰⁰ of which is due in Cash, against which we have in our Treasurers hands \$43.66 in Cash.

The Association has donated to Sch Districts 111 that W⁴ of Block 12 - and to Wray T. Thome Lot 6 - Block 28 as a premium for the first building erected in the Town by private enterprise, and have also designated Block 20 for the Court House Square.

The directors have had serious difficulties in contending against (1st) the scarcity of money prevailing throughout the county during the first nine months of their term and (2^d) the jealousy and persistent misrepresentations of certain persons residing in and near the old county seat site and (3^d) in again awakening an interest among the people in their central Town after their realizing the proceeds from their abundant crops of 1877.

That a Town, centrally situated as Minden, is a necessity; that it is unalterably the county seat of Kearney county for the next five years; ^{that} the present rapid growth of Kearney county will make this a center of exchanges and a point of large and profitable business within a very short time, are all now acknowledged facts, and are at once sources of felicitation to the majority of the people of the county; to the friends of this town; and of chagrin to its enemies. And now, friends are flocking to it from all points.

Your directors have, notwithstanding their financial difficulties, had constant faith in your enterprise, and have personally promptly aided the Association whenever funds were necessary to make the payments upon the land and the present success is the fulfillment of their hopes. They have at all times been unanimous in conducting the affairs of the corporation; no doubts ever arising in regard to any of their acts, and

and now they have to congratulate you upon the fortunate investments made during the past twelvemonth in this Town site.

The surveys were completed in March last. since which time the only expenses charged were for Taxes, \$13.05 and for Books and Stationery \$21.45. \$34.50 have been paid out upon Real Estate.

Every dollar received has been, so far, carefully and judiciously invested. Harmony and unison mark all their acts as their records prove.

Yours obt. servant
Jed Hull

Srecy H. C. L. Ass.

16 which report was unanimously adopted by the call of the Share. 69 present

After a suspension of the call, a motion passed to proceed to the election of a Secretary for the ensuing year, which resulted in the election of Jed Hull by 69 votes on call.

The Treasurer was next elected by a vote of 68 votes for F. Budemeir 61 vote for W. J. Thorne.

The President was elected by 69 votes for Elisha Hubbard, and

Upon the decision that the Secy and President shut out already directors the Association proceeded to elect three more additional directors as follows

W. H. Jayne received 35 votes

Otto Abrahamson " 37 "

W. J. Thorne " 64 "

Fred Budemeir " 23 "

J. H. Hinderer " 14 "

Jayne, Abrahamson and Thorne were declared elected.

The motion passed at the Annual Meeting of shareholders of Feb 18 1877 donating a Block of Lots to the County was by the vote.

of 68 shows on call, reconsidered and the matter left in the hands of the Board of Directors for organization for such purpose.

On motion the matter of the sales and
disposals of the shares and Lots of the Association
be left entirely in the hands of the Board of Vice
Pres by a vote of 6 to 3 shares

The following amendment to the By Laws was then prepared and adopted by a vote of 68 shares.

The regular annual meeting of the Shareholders of this Association shall be held on the second Monday in Feby: the first clause of By Law No 3 is hereby amended accordingly.

On motion the meeting adjourned
J. A. Hull Secy

Special District Meeting
November 22nd 78

Minckley June 22^d 1878

The directors of the Kearney County
Land Association met at Minden
present Hubbard, Hull, Jayne, Thorne
& A. Prohamson. called order by
Rush E. Hubbard. The Rent gave
notice of Thorne shd 4. of Fred Brudenior
to Tom Bayron - and it was decided that
such transfer wrought a vacancy
in the office of Treasurer of K. Co. S. A.
Notice was also given that Tom Bayron
had also transferred his share (No 4)
to S. A. Trust. On motion S. A. Trust
were appointed to fill the vacancy caused
by transfer of Treasurer's stock.

~~Dr. Joseph H. Stone~~ acct for 75⁰⁰ was
filed! The Doc reported his services
were to have been rendered for 70⁰⁰
to wit 4 days - ~~including nothing else~~

First
News paper

Henry V. Frost. then came and in person offered to bring a new Press. ~~Of paper and~~ start a weekly news paper, and publish our annual report ^{for 2 years} for the consideration of our town. On motion the offer was accepted and such Sat as he may choose that is unsold, was given him.

ewis A. Hunt Offer to take Sat 7 & 8. in Black 2nd for \$40.00 and pay 25.00 July 1st and Balance Aug 1st. On motion the offer was accepted.

On motion Orders were drawn on the Treasury for \$42.53 to pay the annual payment on the N.E. $\frac{1}{4}$ S.E. $\frac{1}{4}$ & S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec 7 - T. 6 - R. 14. Also an order to pay the Bal due on the S.W. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ 7-6-14.

~~On~~ order was granted to Paul Hunt for Black Obedt Shares and a Sept. On Motion the vouchers of the Obedt & Lud & Audemir shall be cancelled and filed in the Secretaries Office.

The Treasurer report was Cash received since last report \$5.00
Cash on hand 28.66

An order was given the new Treasurer Lewis A. Hunt for the Money, Books and papers in the hands of Lud & Audemir.

Expense cost for supper down in purchasing the Tower was handed in as follows:

Paul Hunt	36.00
Edwin Huthard	5.00
Lud & Audemir	4.00
John Thuddeker	2.00
Edward Schmidt	1.00
Edwin Stearns	1.00
Angus Stearns	2.00

which amounts were allowed and ordered to be credited to said one named to be applied as payment of Eto when purchased. Such labor having been done with this agreement that payment should be made in Eto. The President and Secretary reported that no lots have been sold.

Motion passed that the Treasurer's receipts should be taken up and the books issued in place thereof.

- 12. Motion made to place on file
- 13. 9 share shares for the purpose
- 14. of paying out in full the S. W. 4
- 15. of S. W. 4 7-6-14.

Motion made to draw an order on the Treasurer for \$20.00 to make final payment on the S. W. 4 S. W. 4 7-6-14.

On motion the meeting adjourned
J. H. Sney

Miner May 6th 1878

Quarterly Meeting of Directors

Present Hull, Thayer, Jaynes.

On motion W. H. Jaynes was elected Chairman in absence of the President. A motion was made to tender the County Commissioners and for Black 20. for county purposes, provided they erect a windmill, pump & tank to a well the citizens of Miner and Stark Co. S. A. shall dig and complete on said Black.

Motion made to instruct the Secy to procure 300 birds, & 100 shares at the bid of the Press Office, to wit \$4.00 for the birds, & 75.00 for shares, also to procure a seal at the bid of the Secy. On motion Hubbard, Thayer & L. Redemier were appointed a committee to dig a well. Adjourned

J. H. Sney

Minutes Feb Aug 6th 1878
 Quarterly Directors Meeting

Treasurer Keet made report that ^{was}
 a balance of \$17.98 cash in Treasury

Mr Keet filed an itemized acct of
 his claim, and on motion the Secy was
 instructed to adjust it at 70⁰⁰ if pos-
 sible and report - The Rust & Gray

and some of the directors reported that
 they had tendered to the Garney County
 Agricultural Society the use of the S. E.
 40 acres of the Town site or as much of
 the vacant ground as they wished
 for their Fair, which was accepted
 and on motion their action was approved

On motion an order was drawn
 on the Treasurer for the amt of the
 Taxes ~~for~~ 1877 about 16⁰⁰

On Motion the Directors instructed
 the agents to sell the Town Lots on
 1/2 cash and 1/2 in one year time
 at 10% interest on the deferred payment
 Contract to be given, and Deeds only
 on final payment

Motion passed that the plat of the Town
 be placed on record, upon the final pay-
 ment being made in the S. E. 40 of the
 Town site. On motion certificates
 issue for the amounts due for labor
 to be paid in Town Lots.

The President reported that he had
 sold to J. E. White Lot 1 Block 19
 on one year time and asked that the
 Contract be issued for the same. to take
 precedence over any other sales.

Contract made and signed

Contract made to S. A. Keet for Lots
 7 & 8 Block 29

On Motion approved
 J. H. Keet Secy

Garney
 County
 Fair

Miner Aug 26th 1878
 At a Special Meeting of the Directors
 of the Henry Co. Land Association. A motion
 was made to appoint on the Hull Committee con-
 -sisting of Hubbard, Thore & Bredemeyer. Mr
 Hull in place of Bredemeyer out of office -
 and that said Committee be instructed to
 to take the bid of any kind of well

A motion passed to donate to any
 religious society not to exceed 2 lots
 in any block and not an Miner Avenue
 such society to have the privilege to select
 and then have 3 years in which to
 erect their Church edifice. On motion
 adjourned

John Hull Secy

Miner Nov 14th 1878
 Special Meeting of the Directors of the
 Henry County Land Association, met and
 took into consideration the offer of the
 State Journal to write up our County
 and town and subscribe for 300 copies
 of the same at 60¢ for 100 - the offer was
 accepted. Hubbard, Hull & Thore nothing
 in the of firmation. On Motion adjourned

John Hull Secy

Miner Nov 28th 1878
 At a Special meeting of the Directors of the
 Henry County Land Association, Hubbard, Hull
 & Thore present. An order was granted to
 the State Journal for 300 copies of that paper
 containing a description of the County & towns
 Jan 1880. B.R. Stone paid balance on 2 lots
 in Block 11 being lots 5 & 6. On motion
 adjourned

John Hull Secy

Minden Jan 14th 1879
 Sold. Sat 7. Black 21 - for 70.00
 L James M. Burton 1/2 Cash 10.00
 And 1/2 in 1 year at 10% interest 10.00

Minden Feb Dec 26th 1878
 At a Special Meeting of the Directors of the
 Kearney County Land Association the
 account of ~~the~~ Vanickin was handed
 in for marking men in being well
 and Public Squares. An order for
 \$3⁵⁰ was granted and the account
 held for further consideration; amount
 of claim being \$7⁵⁰ on motion adjourned
 J. H. Hubbard Secy

Minden Feb 10th 1879
 The annual meeting of the Sharehold-
 ers of the Kearney County Land Association
 met at Minden pursuant to adjourned 134
 Law No 3. Called to order by Pres Hubbard
 Minutes of all previous meetings since
 last meeting read and approved viva voce
 On a call of shares three were found 74
 shares present to vote. On motion the
 Association adjourned on account of the
 absence of the Treasurer's annual
 report - Resolved to be one week from
 today - viva voce

J. H. Hubbard Secy

Meiden shot Feb 17th 1877

At a meeting of the Directors of the
Kern County Land Association ~~they~~ called to
order by Rev. Hubbard, pursuant full board.
They called for a report of the Mill Committee
upon which the committee reported such
as follows. W. D. Shuen says he talked with
Judge Harland and he agreed to bore a well
down and take his pay in Lots at 15 cts
per foot.

Olin Hubbard says he did not have any
thing to say to Harland about the well.

S. A. Kent says his understanding was that
Judge Harland was to bore a well and take
it in Lots. He said he would bore a well
and take his pay that way. He told me it
would be 15 cts a foot and me to furnish the
help. I told him if he would furnish the
help it would be that much more towards
paying for the Lot. Harland finally agreed
to furnish the help and me would allow
the pay for each help. He said he wanted
to buy a 25⁰⁰ Lot.

On motion the committee were
discharged. George Van Kimer's fee
for 675⁰⁰ for board was allowed
and charged to expense of
Soborafe of G. Van Kimer & Shindker
was not allowed and they were
referred to A. W. Harland.

Joseph Shindker gave notice that
he selected Lot 1 Block 14 on Soborafe
Certificates.

On motion John Brown was allowed
one dollar for labor in carrying.

An Order was added to
draw on 14 for balance of \$107
in taxes for 1877 -

On motion was not called on for

a report of the finances.
 He reported having received since his
 term of office June 22nd 1878 \$123.66
 to the 1st of July 1879

and paid out during same term 96.17

Leaving a Balance at that date of 27.49

as per entries on Books, as follows

Minden July 10th 1879

Receipt showing the financial condition of the
 Kearney County Land Association
 during my administration as Treasurer

June 22nd 1878 amt rec'd from 4 Redemptors 28.66

" 24 S. Ashworth & Co 25.00

July 2 W. P. Stein 10.00

" 8 H. O. Dungan ^{Shaw} 10.00

Oct 2 Matt. Kline ^{3rd} 5.00

Nov 29 Stein & Co 25.00

1879
 Jan 7 Burton Stein 5.00

14 " 3rd 10.00

25 Hindes & Son 5.00

Total Receipts 173.66

1878 Cash on hand

June 24th 1878 amt paid for Stationery & such 13.15

" " " W. P. Stein Real Estate 42.53

Oct 31st " " Taxes on " 18.99

Nov 29 " " Ray & Smith Stationery 18.00

Dec 24 " " Solution Rural Mill hands 3.50

Total Expenditures

To cash in Treasury \$27.49

96.17

The Treasurer's Vouchers were then examined
 and found to consist of Orders on

Order No 12 to J. P. Smith 13.15

13 " W. P. Stein for Real Estate 42.53

14 " Express for Taxes ^{12.99} 18.99

15 " do for Advertising 18.00

16 " do for Mill hands 3.50

\$96.17

On enquiring the Secy reported that the

and now due on the 1stst 7-6-14
would be \$6.⁸⁸ and for the transfer of the
same to the 11th 5th 1st and the motion
an order was granted for \$63.⁸⁸ for the
fund pay mission same
On motion the directors meeting adjourned
J. H. Hull Secy

91

Minuten Feb 17th 1879
At the adjourned ~~Annual~~ Meeting - presen-
-t at the adjournment of 10th inst of the
Shareholders of the Marney Canal & Land
Association. President Hubbard called
the meeting to order. On a call of the
Shares there were found to be present
74 shares. On a motion to suspend
the rules made by B. A. Hunt to make an
amendment to By Law No 9 to read as follows
All meetings of the Shareholders every share
present shall have one vote whether held in owners
own name or by proxy for another, provided that
no person be allowed to cast more than ten votes
in this association either with shares or by proxies;
and that all proxies voted shall be with written
consent of the share owner.

20

The following votes were challenged and not
allowed to vote Edwin Brown 1 share. John
Brown 1 share & Ed F. Langer 1 share. He Hall 5
Lima Hall 5 - H. B. Kidd 5 - Mrs S. H. Smith 5 shares
which resulted in 42 in favor of and 9 against
and 23 protesting. Protest allowed to be read
The Secy was then called on for a report
which was as follows.

Paid Estate for the year	Dr	44.51
200	Cr	80.00

Net at debit \$312.27	Credit \$105. ⁰⁰
200	380. ⁰⁰
Each for the year 200	100. ⁰⁰
200	106.17
Balance on hand	77.57

The Secy then made a verbal report showing the condition of the affairs and the success of the Association and referring to the brilliant prospects of the company which was accepted, approved and adapted - *in va voce*

The Pres^t also made his report as to the Directors meeting which was also accepted approved and adopted next came the order for election of officers which resulted in giving Wm J Payne 54 votes, and 20 shares of H. Hull, S. Hull, Smith & Kidd each 5 shares notwithstanding being ruled out under protest, 1. Next was Secy voted on
 15 Got Hunt receiving 37 votes Hubbard 5-
 16 Hull 12 votes, and above 20 shares ruled
 17 out under protest - Pres^t declared
 18 Hunt elected Secy, next vote on
 19 Treasurer resulting in W. D. Thore getting 42 votes, Hubbard 12 - and above 20 shares ruled out under protest.

The following were the votes on Directors

Otto Abrahamson	54 & 20 ruled out
Jos Windelhor	54 & 20 ruled out
W O Druegan	36
Fritz Thore	42
J W Burton	33
Wm J Payne	12 & 20 ruled out
Jos Hull	26 & 20 ruled out
Ed Hunt	12 & 20 ruled out
Ed Peterson	1

The Pres^t declared the first five to be the Board of Directors to wit Otto Abrahamson, Jos Windelhor, W O Druegan, Fritz Thore, & W J Burton.

One Motion the Secy was instructed to make a deed for the plat as now platted for the W's of Sec 7-20-34 and place it on.

Record of the County Record of Deeds
 Notes & more over

On Motion adjourned

X

Justice of the Peace

Protest read to the H. Co. Land Association
 by permission, being made at each and every
 time certain shares were ruled out -

Justice of the Peace Protest on the part of
 share in his possession and produced to
 the Officers of ^{association} of the Annual
 Meeting of the Harnett County Land Association

that on a vote to make an amendment
 to the By Laws of this Association the votes
 of H. Hull 5 shares - Emma Hull 5 shares - W. B. Kidd
 5 shares, W. B. Switzer 5 shares, Edwin Adams
 1 share John Adams 1 share, Ed. F. Gentry 1 share
 in the hands of Justice of the Peace and present were
 by the other shares refused a vote, and the
 amendment to
 said By Law declared to be adopted against
 the wish and in face of the protest said
 shares as above mentioned. This is to protest
 against such unlawful act and injustice
 by the holder of said shares all being
 present and fully enfranchised and compe-
 tent to vote: Also in the matter of challenges
 as to the right to vote on the election of Officers
 and Directors, with the Pres. Secy. Treas.
 and Board of Directors. as on all other
 questions subsequently brought before
 the meeting the votes of H. Hull 5 shares, Emma
 Hull 5 shares - W. B. Kidd 5 shares, W. B. Switzer
 5 shares were each and all refused a vote
 by the other shares present excepting in all
 the above the 9 shares originally taken by
 Justice of the Peace - and protested each time as above
 Signed Justice of the Peace

Miner Neb February 22nd 1879.

A Special meeting of the Board of Directors of the Kearney County Land Association was held this 22nd day of February 1879.

President Layne in the Chair -

L Abbott Secy.

The following Directors were present.
Messrs Winderes Burton & North.

On Motion the Bond of May J. Thorne
Treasurer was examined and approved
Whereupon Board adjourned

Lewis Abbott Secy

Miner Neb March 8th 1879.

Special meeting of the Board of Directors
of the Kearney County Land Association
was held this 8th day of March pursuant
to call of President

President Laynes in the Chair.

Lewis Abbott Secretary

Present Directors Abrahamson Winderes
and North

Whereas one Joel Hull who has possession
of the Books records papers &c belonging
to and appertaining to the Office of
the Secretary of this association. And
the said Joel Hull having been
requested by the Secretary and also
by the Board of Directors of this
association to turn over said Books
papers Records &c to the Secretary of
said Association. And whereas said

notices and requests have been wholly ignored and not complied with and whereas the said Joel Hall now at this time retains the possession of said books records and papers from said Association and from the Secretary of said association wrongfully and contrary to law in such associations it is therefore

On Motion ordered that Lewis A. Kent Secretary of said association be and he is hereby ordered empowered and Commanded to institute in the name of the Kearney County Land Association a writ of Replevin in the proper Court to retain the immediate possession of said Books Records and papers to wit:

One Journal One ledger one Cash book
One book containing secretary's record
the vouchers together with certain other books
of entry records & papers of belonging and
pertaining to the secretary's office of said
Kearney County Land Association

On Motion the Secretary is hereby instructed and authorized to employ the services of R. J. Stein Attorney to Prosecute said action in Replevin on the part of said Association to the completion and final judgment.

Whereupon Board adjourned

Lewis A. Kent

Secretary

Winchen Neb March 25 1849.

Special meeting of the Share holders
of the Kearney Bounty Land Association
met pursuant to notice of the President
previously given -

Meeting called to order by the President
Wm H. Jayne

Lewis A Kent Secy also present.

A call of shares was made and there
was Present 78 shares.

On a motion by Joel Hull Esq
for the suspension of rules.
And amend Art 2 of By laws
to read as follows.

The directors shall rest in a board
of five directors who shall elect
their President Secretary & Treasurer
which officers shall be the Gen Officers of the
Association all of whose terms of office
shall be for one year and until their
successors are elected and qualified

On the vote on suspension of the
rules a call of shares was made and
the vote resulted 48 for suspension
and 31 ~~for~~ against suspension

Objection was then made to the
suspension of the rules upon the vote

The President decided the rules suspended

A vote was taken upon the adoption
or rejection of the amendment to the
By laws. A call of shares resulted
in 39 votes for the amendment and
in 39 votes against the amendment.

Chair decided the amendment lost.

Wm H Jayne tendered his resignation of the Office of President which was by call of shares accepted there being cast 58 votes for and 20 against.

On Motion Elisha Hubbard was nominated for President.

On a call of shares for the election of President Elisha Hubbard received 74 votes and Joseph Winderker 4 votes Mr Hubbard was by the President declared elected.

Lewis A Kent having tendered his resignation of the Office of Secretary the same was accepted by a call of shares there being 59 votes for the acceptance and 19 votes against.

On Motion Lewis A Kent was nominated for reelection to the Office of Secretary.

On a call of Shares for the election of Secretary Lewis A Kent received 73 votes and Joseph Winderker 5 votes.

Lewis A Kent was declared elected secretary.

W. O. Dungan tendered his resignation of the Office of Director and upon a call of shares the same was accepted by a vote of 45 for and 33 against.

On Motion Wm H Jayne & W. O. Dungan were put in nomination for the Office of Director and upon a call of shares Wm H Jayne received 50 votes and W. O. Dungan 28 votes.

Motion was declared elected.

On Motion The Treasurer was instructed to make final payment upon the \$11th & \$11th of Sec 4. Town 6. Range 14. And upon a call of shares the motion was carried by 48 votes.

Moved that the Board of Directors be instructed to donate not more than two lots in any one block to any church denomination that may desire to and will erect a church building in the Town of Minden. Said lots not to be donated upon Minden Avenue. And said Church Building to be erected within 1 year from the time of donation & selection of lots. Which said motion was carried by call of shares there being 48 votes cast in favor of the same.

On Motion the Board of Directors are authorized to tender to any one upon the payment of \$5. any alternate lot unsold in the Town of Minden with the understanding that they erect Buildings thereon to cost not less than \$50. in the Town upon Minden Avenue and to cost not less than \$100. upon other streets and avenues.

A Motion was made to adjourn and a Call of shares ordered which resulted in 45 votes cast in favor of adjournment and 20 votes cast against adjournment

Adjourned
Lewis A. Kent
Secretary

Miniden Neb. May 12th 1849
 Board of Directors of the Kearney
 County Land Association met this
 12th day of May 1849.

President Elisha Hubbard in the chair
 Directors present. Abrahamson Jayne
 Windecker North and Burton

Lewis A Kent Secretary -
 Minutes previous meeting approved -

On Motion the President was duly
 instructed in the sale of Lots to
 discount the price of any Lot or Lots
 20% for cash in hand - from the
 ordinary price or prices -

On Motion the President is instructed
 to make a discount of 30% per lot
 to any person buying for cash not
 less than 6 Lots in one body But no
 such discount of 30% unless cash
 be paid in full.

Treasurer made report showing a balance
 on hand of \$68⁰⁰

On Motion an order was drawn for
 the sum of \$90⁰⁰ to pay taxes for
 the year 1848 upon Sth Sec 4-6-14

On Motion the Secretary was instructed
 to notify W. C. Dungan that he is
 required to make payment upon
 his Lot. within 30 days.

Whereupon Board adjourned
 Lewis A Kent
 Secy -

Aug 4th 1849

Board of Directors Kearney Co Land association
met at 3 PM

Present Abrahamson Jayne Winderker and
Buntorn meeting called to order by President.

On motion W^m H Jayne was elected Sec
pro tem.

Report of Lots sold made by President
Lot 3, 4, 5, & 6 in Block 19 Lot 10 in Block 30
Lot 1 & 5 in Block 24 at \$20. each Lot 9 Block
30 \$5. paid Lot 6 Block 13 at 20 \$10. paid Lot
3, 4 & 5 ^{Block 15} sold at \$16. each no money paid Lot 1 & 2
Block 13 sold at \$20. \$20. paid Lot 7 & 8 Block
4 cash \$8. pd Lot 9 Block 29 at \$5 paid Lot 1 & 2
in Block 18 \$25. Lot 7 & 8 Block \$25

Treasurers report received.

Amount in Treasury \$76.76 \$60.20 in Keets
hands

On motion the Sec was authorized to draw
an order on Treas. for \$10.50 to balance on east half
Sth 4 7-6-14

On motion the Secretary is authorized to take
counsel from J M Marquette if the association
is liable to pay taxes on Sth 4 on 7-6-14 for the year
1845 and if so to draw an order on Treasury for the
same

On motion the President is authorized to offer
J H Sears \$20. to survey and plat east half Sth 4
7-6-14 and establish three monuments on east
half and six monuments on west half of
same & employ Chain men & flagmen

to assist in doing the work, Also to get stone for monuments and cedar for posts, Also to employ teams to move out blocks ten feet from end of block eight feet from side.

Whereupon board adjourned
W H Jayne Sec Pro Vice

Minster Neb Nov 3^d 1879.

Directors Meeting

Board of Directors met this 3^d day of November pursuant to Call
Present Abrahamson Jayne
Hindecker and Burston

On Motion Joseph Hindecker was chosen Secretary pro Tem

On Motion the sale made by L. A. Bent to James M. Burston of lots 7-8-9-10-11 and 12 in Block 21. was confirmed

On Motion the action of the President in advertising in Chicago Tribune was approved by the Board and the sum of Ten Dollars allowed therefor and order drawn therefor

On Motion The sum of Sixteen Dollars was allowed to E. Hubbard President to pay as follows. Deans 10⁰⁰ 15⁰⁰ Chairman
12⁵⁰ to Hubbard. Cedar Posts 25⁰⁰
An order was drawn for the amount

On Motion it is ordered that if H. L. Frost will pay for publishing the annual Statements of the Association required to be published for two years. The Association shall deduct him a lot of his own Defections.

Whereupon Board adjourned
 sine die - Joseph Hindeker
 Secy Pro Tem

Winchen Nebraska
 February 2nd 1880

Directors Meeting
 Board met pursuant to
 Constitution and Bylaws in
 regular Session -
 Present Abrahamson Hindeker
 and Burton

On Motion of Abrahamson
 the Board adjourned until
 Thursday Feby 5 1880 at 2 PM
 Lewis Akert
 Secy

Minster Feb Feb 5th 1880.

Directors Meeting

Board of Directors met in regular session pursuant to adjournment

Present Directors Abrahamson
Windecker North & Burston

Officers Present Secretary and
Treasurer.

President absent.

On Motion Joel Hull was chosen
President Pro Tem

On Motion Charles Erickson was
duly elected Director vice Jayne
who has ceased to be a member
of the association

Minutes read and approved.

Treasure made settlement with
the Board and showed a balance
from sale of lots to the amount of
\$584¹³

In the absence of President
the Secretary made a report
of the number of lots sold and
also reported as to how they
were sold.

On Motion The Treasurer's and Secy's
report were adopted and approved

Secretary was instructed to notify
Dr M. Lee who has selected Lot 11
in Block 19 that a payment
must be made thereon -

Secretary was instructed to notify Mrs Pinkham that payment must be made on Lots 5 & 6, in Block 28.

- 5 On Motion the remaining Nineteen Shares of stock in the association be put upon the market for sale according to the Constitution and Bylaws of the association and that they be placed in the hands of the Secretary for said purpose.

On Motion the secretary was instructed not to sell shares to any except the present stockholders of the association.

Whereupon board adjourned
 Lewis A. Bent
 Secretary

Whitaker Feb Feb'y 9th 1880.
Meeting of Shareholders

Meeting called to order by the
Secretary

On Motion H.O. Dungan was
chosen Temporary Chairman

Minutes previous shareholders
meeting And all meetings of
the board of Directors read and
on motion approved.

Moved and Seconded to adjourn
until April 7th 1880. On call
of shares motion was declared
lost.

On Motion the Treasurers Annual
report was read and approved.
Treasurers Report showed \$ 680.
Cash on hand in Treasurer
The Treasurer was instructed to
prepare Annual exhibit for
publication -

In the Absence of the President
the Secretary made a report of the
Sale of lots during the year &
how and on what terms they
had been sold.
Secretaries Report was approved and
adopted.

It was moved & seconded that
By law No 11 Be suspended for
the day and that the cash now
on hands in the Treasury be divided

pro rata between the 81 shares first sold by this association
 Vote taken by call of shares which resulted in 63 votes for the suspension and 18 votes against said suspension

On Motion By law No Two was amended to read as follows.
 The General Officers shall be a President Secretary and Treasurer
 The Directors shall consist of as many as there are Shareholders in this association who shall each be entitled to vote in said Directors meeting the same as the Directors have heretofore voted. That is one vote each for each director

The following officers were then elected for the ensuing year.
 For President James M. Burton.
 For Secretary Lewis A. Kent
 For Treasurer May T. Thorne
 And each and every share holder was duly elected a member of the Directors for the ensuing year.

On Motion the Board of the Treasurer was placed at the sum of \$500 per annum

On Motion the Treasurer was directed to pay out the \$680. now in Treasurer's hands among the 81 shares first sold by this association and the Secretary & President was instructed to draw the proper orders therefor

Whereupon meeting of Shareholders adjourned

Revised and corrected

On Motion a call of shares was taken to see whether the society should carry up the injunction case heretofore filed which resulted in 45 votes against carrying it up and 36 votes in favor of carrying it up.

Whereupon meeting of Share holders adjourned

Lewis Abert
Secy.-

Minden Neb February 25th 1880

Meeting of Directors of Kearney County
Land Association

Present Directors Abrahamson, Braun,
Burton, Erickson, Thorne, Windreker, and
Worth

On Motion Joseph Windreker was elected
Secy Pro Tem

President Burton in the chair

President Reported the sale of the following
lots to wit-

Lot 6. Blk 28. - Lot 6. Blk 4.

Lot 9. " 19.

On Motion Matthew Kieran was entered
to pay Balance on Lot 9. Block 19 within
30 days to receive same at cash rates

On Motion Chas Erickson was allowed
to Change Lots 7 & 8 in Block 1. for Lot
1, Block 15.

On Motion Directors Abrahamson,
Burton and Hull were appointed a
committee to negotiate for a road
from the North East corner of Minden
to the Section line either north or east on
the half section line

On Motion the above named committee
were also instructed to call the
attention of the County Commissioners
to the necessity of ~~a well~~ having a well
put down upon the public square in
Minden and to negotiate with them
Concerning the same -

Water works

On Motion the sale of lots and custody of the Plat of the Town of Windsor be and the same is hereby placed in the hands of Mr. Burston and that he receive compensation therefor at the rate of One and One half per cent on all sales made by him.

On Motion the chair was instructed to appoint a committee of 3 for the purpose of reappraising the lots in the Town of Windsor.

On Motion the agent is instructed to sell the lots as follows.

One third cash at time of purchase

One " in One year

And One third in two years with ten per cent interest on deferred payments and to allow a discount of 10 per cent on all cash sales.

On Motion the Secretary is allowed One and One half per cent for drawing all deeds on contracts upon any sales made.

The chair appointed Directors Thos. Hull and Winderster as the committee upon the reappraisement of the lots.

Whereupon Board adjourned
Joseph Winderster
Secy. C. T.

Minutes Held May 3^d 1880
 Board of Directors met in regular
 session Present Directors
 Abrahamson, Burton, Hubbard,
 Thorne North Erickson and Yount

President Burton in the chair -
 Lewis about secretors.

Minutes previous meeting read and
 approved.

Moved that an order be drawn upon
 the Treasurer sufficient to pay the
 expense of surveying and locating
 and advertising of the proposed road
 from NE corner of Menden as applied
 for by petition heretofore filed.

The Committee appointed to reappraise
 Lots ~~which~~ made their reports which
 was on motion amended to include
 an advance of 5⁰⁰ each upon all
 corner Lots not heretofore reappraised.

Whereupon report of Committee as
 amended was adopted and the
 Committee discharged.

On Motion the President made report
 of the sale of Lots as follows to wit
 July 25th 1880. Lot 12. Block 13. Cash \$12⁰⁰

		"	6	"	4	"	12 ⁰⁰
Block	10	1880	"	12	"	14	" 7 ⁵⁰
"	15	"	"	9	"	19	" 16 ⁰⁰
"	19	"	"	12,374	"	12	" 64.
"	25	"	"	117 12	"	31	" 40
"	26	"	"	576	"	15	" 32.
"	26	"	"	"	"	19	" 16

March 26-1850	Lot 374	Block 14	Cash	32 ⁰⁰
April 17 1850	" 172	" 11	"	49 ⁵⁰
" 27	" 118	" 10	"	10 ⁰⁰
April 2 1850	" 6	" 30	"	20 ⁰⁰
" 7 "	" 1	" 14	"	10
May 22 "	" 1	" 18	"	12 70
July 19 1850.	" 1	" 18	"	11 50
	" 12	" 29	"	20 20
	" 10	" 29	"	20 00
				385 ⁰⁰

The report was on motion approved by the Board of directors -

On Motion the President and secretary were instructed to draw an order upon the Treasurer sufficient to pay the taxes of the association for the year 1849

On Motion the President was instructed to notify Joel Hull ~~was~~ that he will be required to pay the Balance due upon Lot 2, Block 19, or a sufficient amount to make one half of the amount due thereon within 30 days.

President was authorized to collect Balance due upon Lot 2, Block 14 or so much as is required to make $\frac{1}{2}$ payment and to give Contract on Balance within 30 days or to cancel sale of lot.

On Motion the Secretary was allowed the sum of Thirty Dollars in full of all $\frac{1}{2}$ up to date for drawing deeds Contracts and which amount includes the sum of \$8.50 for money paid out for the association

On Motion the President was instructed to call a special meeting of the Stock holders of the association to be held May 11th 1880 at 2 O'clock P.M. for the purpose of rescinding the vote heretofore taken in regard to carrying up the injunction suit heretofore filed.

Also for the purpose of Taking any necessary action in regard to defending the association in the Replevin Injunction and all other suits now pending against said association

Whereupon Board of Directors adjourned
 Lewis A. H. out.
 Secy -

Minutes Feb May 11th 1880.
Special Meeting of the Shareholders

But it Remembred that the Shareholders of the Kearney County Land Association held a special meeting on this 11th Day of May 1880. pursuant to call of President and notice previously given-

Meeting Called to order by the President

The following Shares were present and represented to wit-

Otto Abrahamson	8	Shares.
Elmer Hubbard	4	"
Joseph Winderker	7	"
W. F. Thorne	5	"
John Brauer	7	"
Chas Erickson	1	"
James Burston	1	"
Edmond Peterson	1	"
Lewis A Kent	10	"
Fred North	1	"
Total Number Present.	45.	

Lewis A Kent presented the written proxy of Fred North authorizing him to appear and cast the vote of the Share of the said North in this meeting.

On Motion the Proxy of F North was admitted and Lewis A Kent was duly authorized to cast the vote of the said Fred North.

Minutes previous meeting read and approved.

It was moved and seconded that the vote taken on Feb'y 9th 1881, in regard to carrying up of the injunction suit filed against this association be rescinded -

Upon a call of shares the motion was carried by a vote of 45 shares for and no shares against

President declared the motion carried and the former vote rescinded

It was moved and seconded that the President be instructed to procure additional Counsel to assist Mr Stein in the defence of the Replevin Judgment and all other suits now pending or that may be brought hereafter in which the Kearney County Land Association is or may be interested

Upon a call of shares the motion was carried this being 45 votes cast in favor of - and No votes cast against

President declared the motion carried -

Whereupon the meeting of Shareholders adjourned.

Lewis A Kent
Secy

Miners Neb June 19th 1882,
Special Meeting of Directors
of Kearney County Land Association
met pursuant to call of President.

Meeting called to order by The President

Joseph Hindecker appointed Secretary
pro tem -

Minutes read and approved -

On Motion the President was instructed
to sell lots as follows - One half
Cash and the other half in One year
with interest at the rate of Two
per cent interest. And to allow
a discount of ten per cent upon
all cash sales -

Moved and seconded that the sale
of 6 lots to one person be and
the same is considered to be an
extraordinary sale and is not to be
made without bring the matter before
the Board of Directors.

Whereupon Board adjourned.

Joseph Hindecker
Secretary Pro Tem

Minutes Met Aug 2nd 1880.

Board of Directors met in regular session by call of President
Present Directors Boston Thiedecker
Hull Thorne Hubbard Durigan Brown
and Kent.

Minutes last meeting read and approved

Report of the President as to sale of Real Estate approved.

Treasurer reported the sum of \$495⁶⁵/₁₀₀ cash on hand
Report approved.

Moved and seconded that the order drawn by the President for the sum of \$20. atty fee to Warner & Corcoran be approved - Carried.

Bill of Wm Olds for Printing approved at \$10⁰⁰

Bill of A. A. Harland of \$11⁵⁰ for acknowledging deed be approved.

Moved and seconded that an order be drawn for \$25⁰⁰ in favor of R. P. Stein as attorney in case of Henry Co Land Assoc vs Joel Hall Replevin case -

Moved and seconded that all Money now in hands of Treasurer except \$95 be paid out pro rata upon the S^{ts} shares first sold. Motion lost.

The following is the report of The
President as to Real Estate sold.

June 11	Lot 7 - Block 27.	Hansen	Cost 1167 1167	Financing 23 ³³
" 1	" 1	"	1167	- 23 ³³
" 7	" 1	"	4	Coin 8 ³⁵ - 16 ⁶⁵
" 7	" 10	"	4	John 5 ⁰⁰ 10 ⁰⁰
"				

Windsor Neb Nov 1 1880

Board of Directors met in regular session -

Present Directors Abrahamson Braun
Burton Hull Hubbard. Windecker Kent-
Peterson

Minutes read and approved.

Catholic
Church

On Motion Lots 11 and 12 in Block
4 selected by the authorities of the
Catholic Church society be and the
same are hereby reserved for the
use of said Catholic Church society

On Motion all Church societies are
hereby granted two years from
the date of selection of Lots to
commence the erection of Church
building thereon

President Reported the sale of the
following real estate to wit.

Lot 11 -	Block 30	10 ⁰⁰
" 9 & 10	" 10	5 ⁰⁰
" 11 -	" 30	15 ⁰⁰
" 11 & 12	" 19	10 ⁰⁰

Orders were ordered drawn upon
Treasurer as follows.

At Olds printing	10 ⁰⁰
At Harland Ack deeds	11 ⁰⁰

President was instructed to see
about taxes on Lot 11 Block 19
and if not paid, chargeable to
the Society to attend to paying
the same -

Moved and seconded that the sum of Four Hundred Fifty Dollars be divided pro rata upon the shares of the Kearney Co Land Association.
Motion Carried.

Moved and seconded to reconsider the vote taken authorizing the division of funds on hand. Motion Carried.

Moved and seconded that the vote taken authorizing a division of the sum of \$450. funds now on hand be rescinded - Motion Carried.

The following notice was given to the society.

November 1st 1880
To the Pres Secy & Directors of the Kearney County Land Association
I hereby give you notice of my intention to appeal the case of Joel Hull versus Kearney County Land Association & L A Kent Secy to the Supreme Court of the State of Nebraska within the time allowed by law.

Joel Hull
Atty.

Moved and seconded that no division of the funds be made until the injunction suit be finally settled.
Motion Carried.

Moved and seconded that the President be instructed to sell all the real Estate belonging to the Association at the best possible price for cash.
Motion Carried.