

June 26, 1947

A called meeting of the Board of Trustees of the Arkansas State Teachers College, of Conway, Arkansas, was duly held, after due and legal notice to each member, in the Administration Building of the College, on Thursday, June 26th, 1947, one o'clock P.M. The following members of the Board, being all the members, were present: R. A. Cox, Chairman, Mrs. Pauline Johnston, Secretary, A. M. Elton, O. H. Parham, Jas. H. Flanagin, Amis R. Guthridge, and James S. Colvert.

Chairman R. A. Cox was presiding, and Secretary Mrs. Pauline Johnston was acting; the meeting was called to order by the Chairman, and the following proceedings were had:

Dr. Nolen M. Irby, President of the College, reported that the college had received an offer to purchase the 240 acres, more or less, of lands owned by it and used as a farm, and the improvements situated about two miles south of the College Campus, and certain farm equipment, the dairy herd, and certain other items of personal property owned by the College and used in connection with the farm lands, from the Erwin Farms Company, Incorporated, of Conway, Arkansas, and that said Erwin Farms Company, Incorporated, had offered to pay \$24,000.00 in cash for said farm lands and improvements, and \$4,500.00 in cash for said farm equipment, dairy herd and other items of personal property used in connection with said farm.

Said proposed offer to purchase said farm lands, and the said farm equipment, dairy herd, and other items of personal property, was discussed by the Board; and it was the opinion of the Board that it was wise, expedient and to the best interest of the College that said offers to purchase be accepted; and that said farm and improvements, said farm equipment, dairy herd and other items of personal property should be sold to the Erwin Farms Company, Incorporated, for the sums of \$24,000.00 cash for the farm and improvements, and \$4,500.00 cash for the said farm equipment, dairy herd and other items of personal property.

THEREUPON Jas. H. Flanagin offered in writing the following resolution:

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE ARKANSAS STATE TEACHERS COLLEGE:

1. That said Board of Trustees, for, in the name of and on behalf of said College do sell and convey to the Erwin Farms Company, Incorporated, of Conway, Arkansas, the 240 acres, more or less, of lands and the improvements thereon (a more particular description of said lands being set out in the hereinafter mentioned deed), owned by the College, and used as a farm, for the price of \$24,000.00 in cash; and that the Board of Trustees be authorized, empowered and directed to execute and deliver to said Erwin Farms Company, Incorporated, a deed conveying to it said lands and the improvements thereon in substantially the following form:

The Board of Trustees of the
Arkansas State Teachers College,

Grantors

To

Erwin Farms Company, Incorporated

Grantee.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, At a meeting of the Board of Trustees of the Arkansas State Teachers College, duly and legally held in the Administration Building of the Arkansas State Teachers College on the 26th day of June, 1947, a resolution was offered and unanimously adopted by the Board of Trustees of the Arkansas State Teachers College that it was wise, expedient and to the best interest of said board in the operation and maintenance of the Arkansas State Teachers College to sell, convey and dispose of the farm heretofore operated by the Board of Trustees of the Arkansas State Teachers College in the operation and maintenance of said college; and,

WHEREAS, The Erwin Farms Company, Incorporated, of Conway, Arkansas, has offered to purchase and to pay the sum of \$24,000.00 in cash for said farm upon the execution and delivery of a good and sufficient warranty deed conveying to it the fee simple title to said lands, together with all of the improvements located thereon, free, and clear of all liens and incumbrances of whatsoever kind or nature; and

WHEREAS, various deeds of conveyance have been executed and delivered to the grantor, which conveyed the lands hereinafter described to The Board of Trustees of the Arkansas State Teachers College and others which conveyed a part of the lands hereinafter described to the individual members of the said board of trustees and to their successors in office; and,

WHEREAS, the said former members of the Board of Trustees of the Arkansas State Teachers College, if they or either of them held any title to the lands hereinafter described, held said title as trustees in trust for said corporation, The Board of Trustees of The Arkansas State Teachers College; and,

WHEREAS, R. A. Cox, Otis H. Parham, J. H. Flanagin, A. M. Elton, Amis R. Guthridge, Pauline Johnston, and James S. Colvert are now the duly and legally appointed, qualified and acting members of the Board of Trustees of the Arkansas State Teachers College, and as such members are the legal successors to J. H. Alford, J. Oscar Humphrey, Earl Page, S. T. Smith, J. H. Andrews, Ben T. Laney and E. L. Compere who were the members of the Board of Trustees of the Arkansas State Teachers College, a corporation, at the time of the execution and delivery of the deeds of conveyance to the lands hereinafter described, and if said former members held any title to the lands hereinafter described then the successors in office to the said former members of said board acquired and hold the title to said lands; AND

WHEREAS, in order to effectively and effectually convey to the said Erwin Farms Company, Incorporated, the entire fee simple title to the hereinafter described lands, this deed of conveyance is executed by The Board of Trustees of the Arkansas State Teachers College, a corporation created under and by virtue of the laws of the State of Arkansas, and each of the present members of said board in order that the entire fee simple title to the lands hereinafter described may be vested in said grantee, the Erwin Farms Company, Incorporated;

NOW, THEREFORE, We, the Board of Trustees of the Arkansas State Teachers College, hereunto duly and legally authorized by unanimous vote of its Board of Directors or Board of Trustees, and R. A. Cox, A. M. Elton, Otis H. Parham, J. H. Flanagin, Amis R. Guthridge, Pauline Johnston and James S. Colvert, for and in consideration of the sum of TWENTY FOUR THOUSAND AND NO/100 (\$24,000.00) DOLLARS to us cash in hand paid by the Erwin Farms Company, Incorporated, the receipt of which in full is hereby acknowledged, do hereby grant, bargain, sell and convey the entire fee simple title, free of clear of all liens and incumbrances of whatsoever kind or nature, in and to the following described lands lying and being situated in the County of Faulkner and State of Arkansas, to-wit:

The East-half ($E\frac{1}{2}$) of the South-west Quarter ($SW\frac{1}{4}$), containing Eighty (80A.) Acres, more or less, and the South-east Quarter ($SE\frac{1}{4}$) containing One Hundred Sixty (160) A. Acres, more or less, all in Section Twenty-three (23) in Township Five (5) North of the Base Line, in Range Fourteen (14) West of the Fifth (5th) Principal Meridian, containing in the aggregate Two Hundred Forty (240 A.) Acres, more or less, and known and designated as the Arkansas State Teachers College Farm.

TO HAVE AND TO HOLD the same unto the said Erwin Farms Company, Incorporated, and unto its successors and assigns forever, together with all the improvements and appurtenances thereunto belonging or in any wise appertaining. And the said The Board of Trustees of the Arkansas State Teachers College, a body corporate created under and by virtue of the laws of the State of Arkansas, and R. A. Cox, A. M. Elton, Otis H. Parham, J. H. Flanagin, Amis R. Guthridge, Pauline Johnston and James S. Colvert as successors in trust to the former members of the Board of Trustees of the Arkansas State Teachers College to whom the above described property was conveyed, do hereby covenant to and with the said Erwin Farms Company, Incorporated, that we will forever warrant and defend the title to said lands against all lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, The Board of Trustees of the Arkansas State Teachers College, a corporation, has caused these presents to be executed by its President or Chairman of its Board of Trustees, and attested by its Secretary of its Board of Trustees, and its official seal attached hereto, and the individual members of the Board of Trustees have each signed their respective names hereto, under their seal, in order to convey any possibility of title to the above described lands as successors to the former members of the Board of Trustees of the Arkansas State Teachers College, this _____ day of June, 1947.

The Board of Trustees of the Arkansas State Teachers College

By _____ Its President

Attest: _____ Its Secretary

(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

Members of Board of Trustees, Arkansas State Teachers College

ACKNOWLEDGEMENT

STATE OF ARKANSAS
County of Faulkner

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting R. A. Cox, President or Chairman, and Pauline Johnston, Secretary, respectively, of the Board of Trustees of the Arkansas State Teachers College, a corporation, who each acknowledged that they were the President or Chairman and Secretary, respectively, of the Board of Trustees of the Arkansas State Teachers College, a corporation, and that they as such President or Chairman and Secretary, respectively, of the Board of Trustees of the Arkansas State Teachers College, a corporation, being authorized to do so, executed the foregoing instrument as the act and deed of said The Board of Trustees of the Arkansas State Teachers College, a corporation, for the consideration and purposes therein mentioned and set forth, by signing the name of said corporation as President or Chairman and Secretary, respectively, and that this instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand as such Notary Public and affixed my official seal hereto this _____ day of June, 1947.

Notary Public

My commission Expires:

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF FAULKNER)

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting R. A. Cox, A. M. Elton, Otis H. Parham, J. H. Flanagan, Amis R. Guthridge, Pauline Johnston and James S. Colvert to me

well known as the grantors in the foregoing deed and also well known to me as the duly and legally appointed, qualified and acting members of the Board of Trustees of the Arkansas State Teachers College, a corporation and who are the successors of and to J. H. Alford, J. Oscar Humphrey, Earl Page, S. T. Smith, J. H. Andrews, Ben T. Laney and E. L. Compere, former members of the said corporation, and they each acknowledged they had executed the foregoing Deed for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand as such Notary Public and affixed the seal of my said office, this _____ day of June, 1947.

Notary Public

My commission expires:

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2. That the Board of Trustees, for, in the name of and on behalf of the College do sell and deliver to said Erwin Farms Company, Incorporated, certain farm equipment, the dairy herd and other items of personal property used in connection with said farm lands, for the price of \$4,500.00 in cash, and that the Chairman and Secretary of the Board, for, in the name of and on behalf of the Board of Trustees be authorized, empowered and directed to execute and deliver to said Erwin Farms Company, Incorporated, a bill of sale conveying to it said farm equipment, dairy herd, and other items of personal property (a more particular description of all of said personal property being set forth in said bill of sale) in substantially the following form:

The Board of Trustees of the
Arkansas State Teachers College

Vendor

to

Erwin Farms Company, Inc.,

Vendee

BILL OF SALE OF PERSONALTY

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, By resolution duly and legally adopted by the Board of Trustees of the Arkansas State Teachers College on the 26th day of June, 1947, it was by said board unanimously agreed that it was to the best interest of the board in the operation and management of The Arkansas State Teachers College that the live stock, farming tools and equipment and other personal property used in and about the operation of its farm be sold and disposed of at the highest price obtainable, and that the President and Secretary of the Board of Trustees of the Arkansas State Teachers College be authorized and directed to make, execute, acknowledge and deliver the necessary and requisite papers to effectively and effectually convey the legal fee simple title to the purchaser or purchasers of any and all of said personal property.

NOW, THEREFORE, The Board of Trustees of the Arkansas State Teachers College, a corporation created under and by virtue of the laws of the State of Arkansas of Conway, Arkansas, for and in consideration of the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4,500.00) DOLLARS to it in hand paid by Erwin Farms Company, Inc., the receipt of which in full is hereby acknowledged, do hereby transfer, sell, set over and deliver unto the said Erwin Farms Company, Inc., and unto its successors and assigns forever, the following goods, chattels and personal property, to-wit:

Twelve bulls now out on Club Plan; four bulls now on the farm; two mules now on the farm; twenty-nine milch cows now on the farm; one one-ton 1946 Dodge truck, bearing motor number T-116-833-25, all right, title, interest, claim or equity of the vendor in and to an electric line, equipment and installations and easements belonging thereto or in any wise appertaining thereto. Also, all feed, farming tools, implements and machinery of what so ever kind or nature belonging to the vendor, and now upon the farm sold to the said vendee of even date herewith, save and except the following list of property now on said farm and retained by the said vendor, to-wit: One farm wagon; one manure spreader; one hay

rake; one section harrow; one Hinkle combine; one oat crimper; one cultivator (horse drawn); one middle buster plow; one breaking plow; one fertilizer distributor; one row planter; one H-Farmall tractor; one 840 cultivator (No. 11); one disk (No. 10); one two row planter (20-D); one lime spreader; one post hole digger; one breaking plow (No. 34); one mowing machine (V 35); one stalk cutter; one grain drill; one bull rake; one pulverizer; and all swine now on the said farm belonging to the said vendor.

It is the purpose and intention of the vendor, and it is understood and agreed by and between the said vendor and the said vendee, that the said vendor is selling, transferring, setting over and delivering to the said vendee all personal property of whatsoever kind or nature belonging to said vendor and now on or used in and about said farm whether specifically described herein or not, save and except the various items and articles and swine mentioned and described hereinabove.

TO HAVE AND TO HOLD All and singular the said goods, chattels, merchandise and any and all other personal property as hereinabove set forth unto the said vendee and unto its successors and assigns forever.

And the said vendor does hereby covenant to and with the said vendee that it is the lawful owner of all of said goods, chattels, merchandise and personal property as above herein set forth; that they are free and clear of all liens and incumbrances of whatsoever kind or nature; that said vendor has a good, lawful and legal right to sell and dispose of the same as aforesaid; and that it will forever warrant and defend the title to the same against any and all lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The Board of Trustees of the Arkansas State Teachers College has caused these presents to be executed by its President or Chairman, and attested by its Secretary, and its corporate seal attached hereto this ____ day of June, 1947.

The Board of Trustees of the Arkansas
State Teachers College

By _____
Its President

Attest:

Its Secretary

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting R. A. Cox, President, and Pauline Johnston, Secretary, respectively, of The Board of Trustees of the Arkansas State Teachers College, a corporation, who acknowledged that they were the President and Secretary, respectively, of the Board of Trustees of the Arkansas State Teachers College, a corporation, and that they as such President and Secretary, respectively, of the Board of Trustees of the Arkansas State Teachers College, being authorized to do so, executed the foregoing instrument for the purposes and consideration therein mentioned and contained, by signing the name of the corporation by himself as President of the Board and having same attested by the Secretary of the Board.

IN WITNESS WHEREOF, I have hereunto set my hand as such Notary Public and affixed the seal of my said office this ____ day of June 1947.

Notary Public

My commission expires:

Otis H. Parham moved the adoption of the above resolution, which motion was duly seconded by James S. Colvert. Roll call was ordered on the question of the adoption of said resolution, and roll call being had, said resolution was adopted by the following vote:

AYES: A. M. Elton, Otis H. Parham, James H. Flanagan, Amis R. Guthridge, James S. Colvert, Pauline Johnston and R.A.Cox;

NOES: None

Dr. Irby, President of the College, called to the attention of the Board the fact that after sale by the College of its dairy herd it would be necessary for the College to purchase milk for use in the operation of the College, and that the Erwin Farms Company, Incorporated, had offered to sell to the College milk for use in the operation of the College;

Thereupon, the following resolution was introduced by Amis R. Guthridge:

BE IT RESOLVED by the Board of Trustees of the Arkansas State Teachers College:

That the President of the College be and he hereby is authorized for, in the name of, and on behalf of the College, to enter into such contract or contracts with the Erwin Farms Company, Incorporated, as he may deem necessary and to the best interest of the College for the purchase from it of milk for use in the operation of the College.

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Mrs. Pauline Johnston moved the adoption of said resolution, which motion was duly seconded by J. H. Flanagan; upon roll call being had on the question of the adoption of said resolution, the resolution was adopted by the following vote:

AYES: A. M. Elton, Otis H. Parham, James H. Flanagan, Amis R. Guthridge, James S. Colvert, Pauline Johnston and R.A.Cox;

NOES: None

Attorney J. Wendell Henry explained the proposed lease to the Conway Broadcasting Company of certain acreage and rooms in the Administration Building for the purpose of erecting a tower and the installation of a broadcasting station. After general discussion, Chairman Cox appointed Trustee Flanagan, President Irby and Attorney Henry as a committee to negotiate with the corporation relative to rentals, broadcasting times, and to other matters which need clarification before the lease is agreed upon. Chairman Cox directed the committee to act for the best interests of the college and to make a full report at the next meeting of the Board of Trustees.

Trustee Johnston made the motion that the following recommendations of President Irby be approved:

Miss Helen Canaday as Dean of Women, effective August 15, 1947, at a salary of \$225.00 per calendar month and Dean of Women quarters.

Mrs. Edith Reynolds as Acting Dean of Women, July 1, to August 15, 1947 at a salary of \$50.00 per calendar month.

Mrs. Marion McCain as Hostess Wingo Hall, as of July 1, 1947, to be given room and board for self and son, and college fees for self.

Miss Mary Robinson, M.A., supervisor in the local high school, as of September 1, 1947 at a salary of \$100.00 per calendar month.

Miss Ruth Vanderburg, R.N., as of September 1, 1947 at a salary of \$62.50 per calendar month and room, board and college fees.

Miss Sophia Sue Harper, M.A., as supervisor, as of September 1, 1947, at a salary of \$208.33 per calendar month.

Joe C. Shaw, M.A. assistant professor in Social Sciences as of June 1, 1947, at a salary of \$241.67 per calendar month.

The election of Dr. Anna Carol Fults at a salary of \$3420.00 for the period from August 1, 1947 to June 30, 1948, to be paid in eleven payments of \$310.90 each.

The acceptance of the resignation of

Sally Williams, instructor in Physical Education, effective July 5, 1947

Dicie May Cassady, supervisor, effective July 5, 1947.

The granting of a leave of absence to

Sam Hindsman, as of June 16, 1947 to completion of his summer's study

Trustee Flanagin seconded the motion which carried unanimously.

Trustee Guthridge made the motion that the College Store with stock and fixtures be leased to the Conway Bear Backers Club at a rental of 25 percent of net profits, the terms of the lease to be brought to the attention of the Board of Trustees at the next meeting for consideration, and that the college authorities be authorized to employ the manager and other working personnel of the store and to fix salaries and wages. Trustee Johnston seconded the motion which carried unanimously.

Trustee Flanagin made the motion that faculty members be granted leaves with pay during the last five weeks of the regular summer session for actual college attendance at not less than three year intervals. Trustee Parham seconded the motion which carried unanimously.

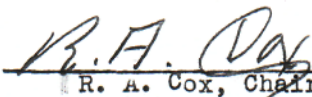
Trustee Johnston made the motion that an amount not to exceed \$1000.00 be allowed to employ educational and administration experts to work with the faculty during the fall semester in a study of college offerings, organization, and administration. Trustee Guthridge seconded the motion which carried unanimously,

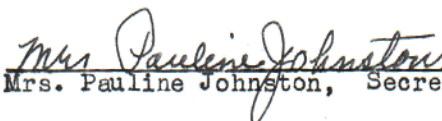
Trustee Guthridge made the motion that the College Bursar be directed to reimburse in part the University of Arkansas for the cost of a friendly suit to determine the legality of a bond issue for the erection of college dormitories to be retired by the collection of room rent charged to student occupants, and that the amount paid by Arkansas State Teachers College be in proportion to the amounts appropriated to the State institutions of higher learning by the General Assembly. Trustee Flanagin seconded the motion which carried unanimously.

Trustee Colvert made the motion that the President notify the members of the Arkansas Intercollegiate Conference of plans to use part of the proceeds from the operation of the Book Store to help defray the expenses of college athletes and that, if the Conference is unwilling to allow the plan to be followed, we withdraw from the Conference, but that we meet all contracts signed to date.

Trustee Parham seconded the motion which carried unanimously.

There being no further business, the Board adjourned until legally called into session again.


R. A. Cox, Chairman


Mrs. Pauline Johnston, Secretary