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Two Rivers, Wisconsin: J.E. Hamilton Holly Wood Type Company, 1919

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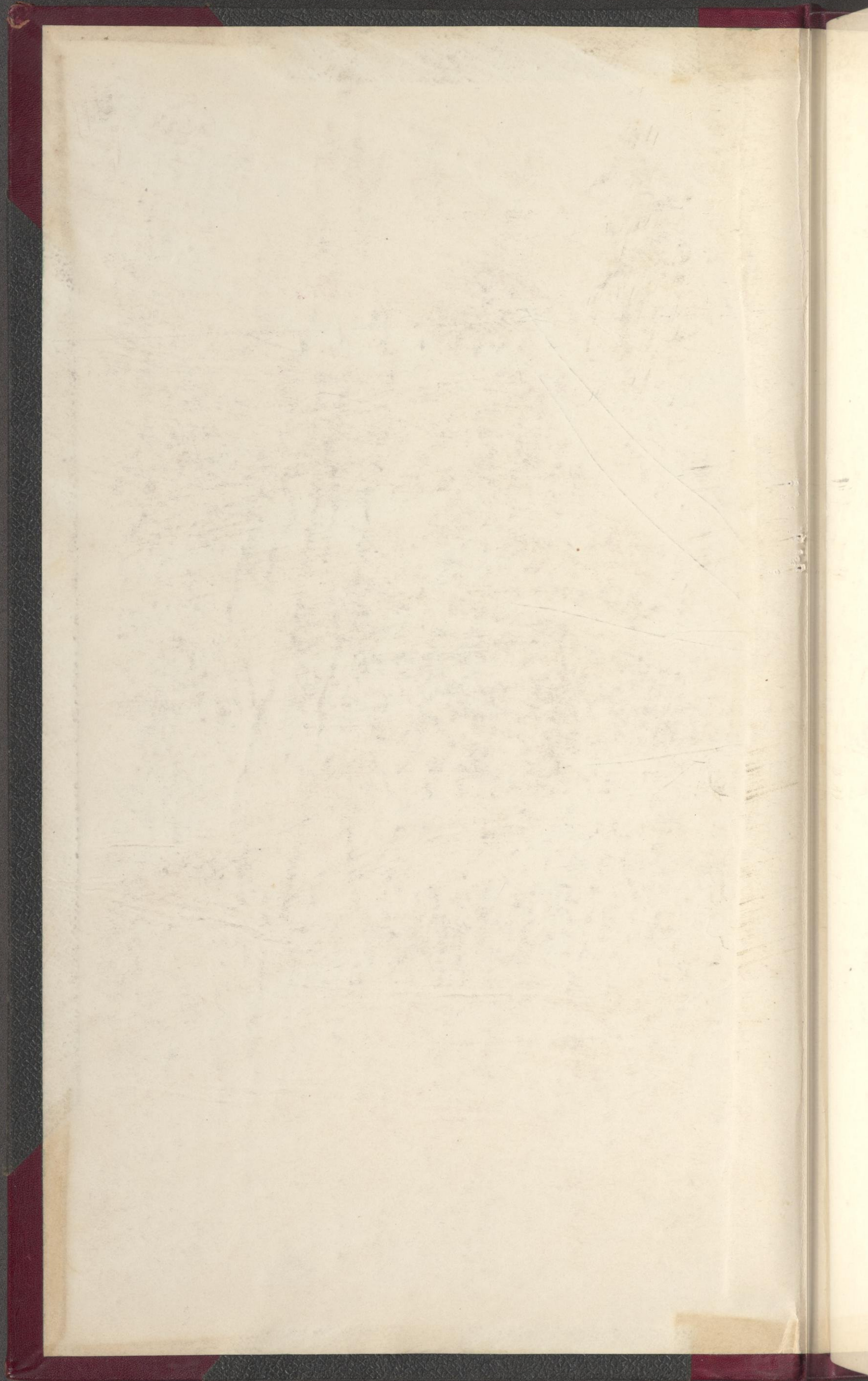
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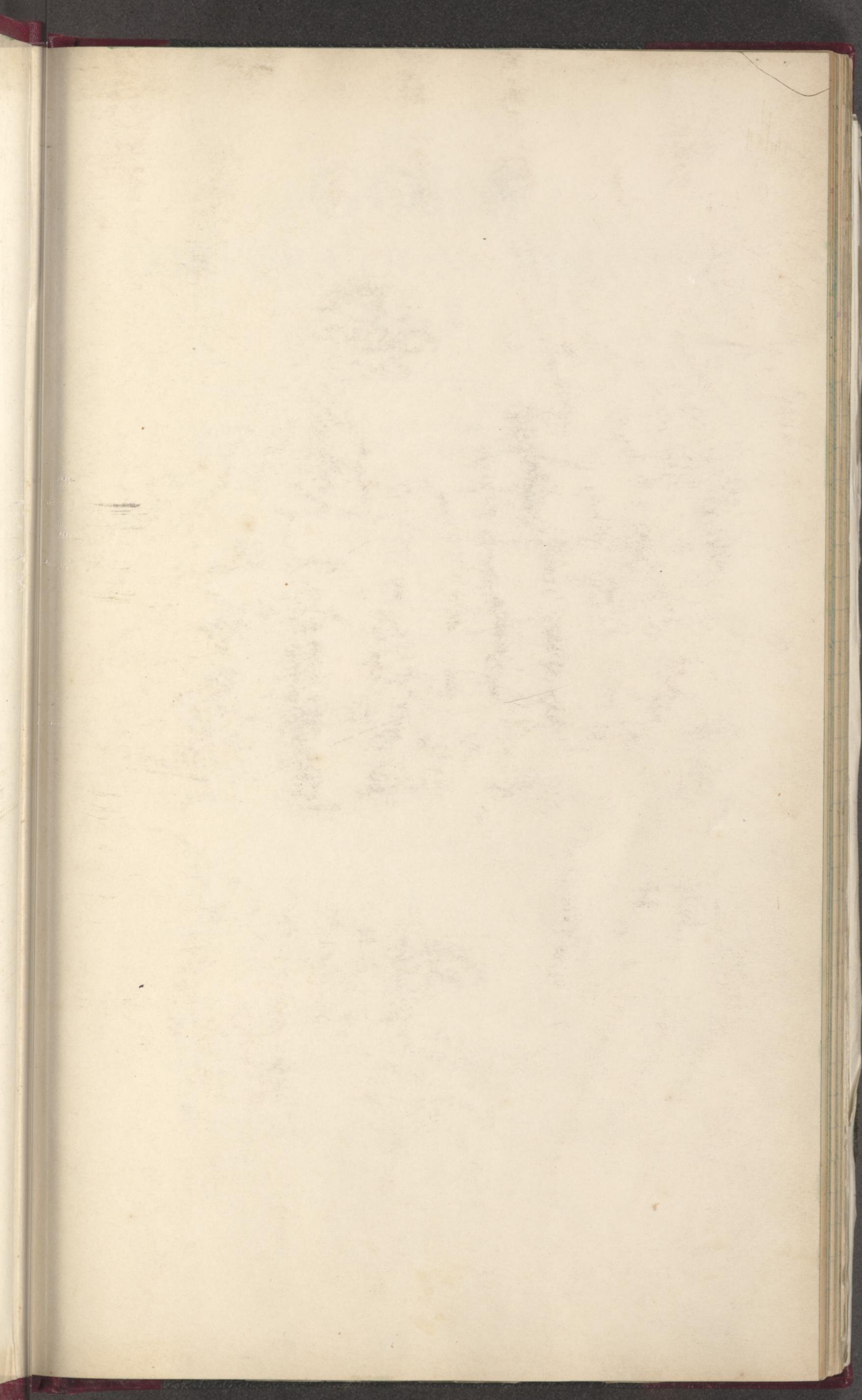
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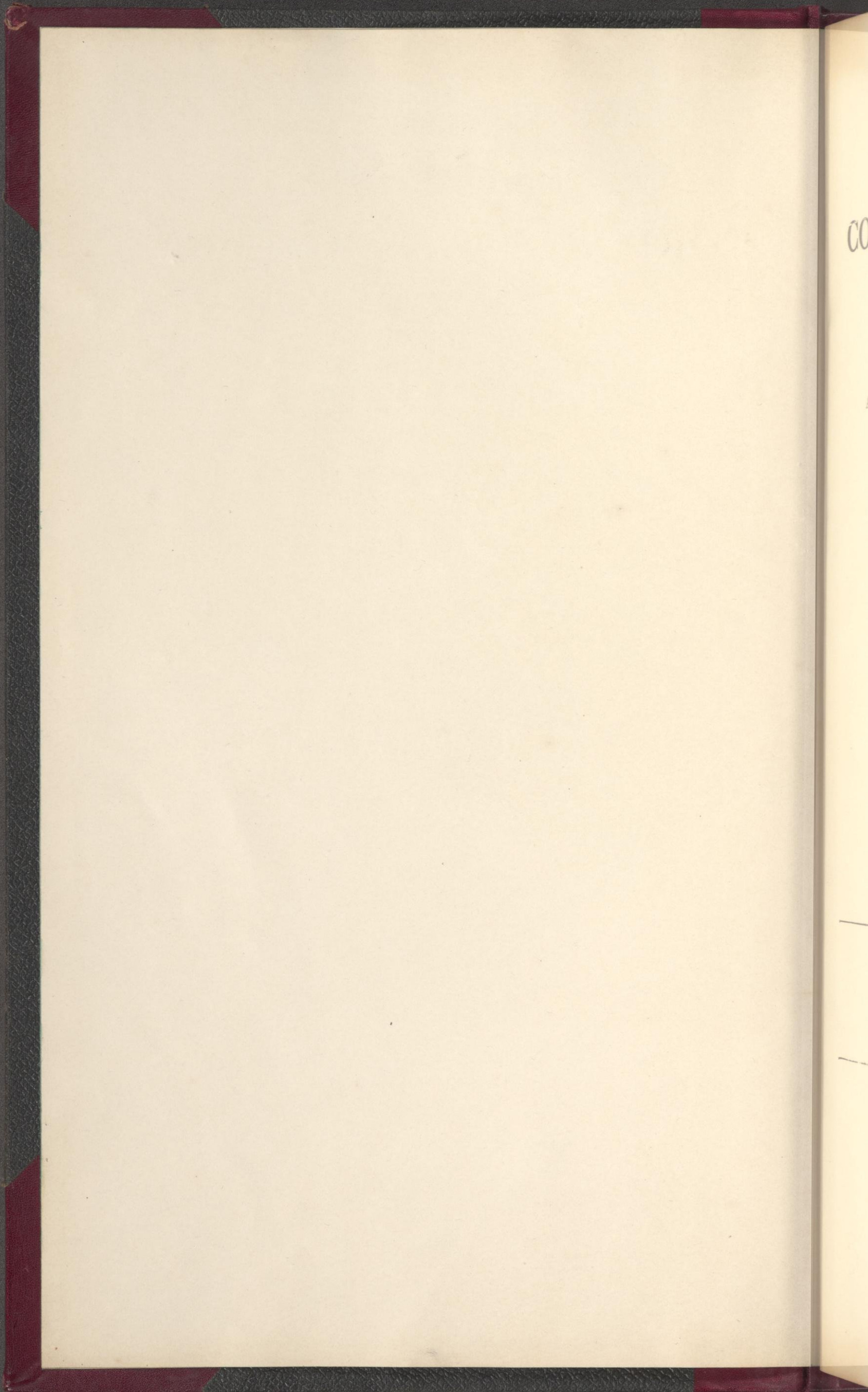
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Cambridge University Press







GOES

CORPORATION RECORD

No. 2

A COMBINED RECORD OF BY-LAWS AND MINUTES OF
STOCKHOLDERS' AND DIRECTORS' MEETINGS,
TRANSFER AND DIVIDEND BOOK,
GENERAL AND STOCKHOLDERS'
LEDGER, JOURNAL, STOCK
CERTIFICATE REGISTER
AND LEGAL FORMS

CAN BE USED IN ANY STATE OR TERRITORY

COMPILED BY
M. A. HIRSCHL OF THE CHICAGO BAR
FROM THE LATEST COURT
DECISIONS

THE NAME OF THIS CORPORATION IS

Two Rivers Housing Company

PRINCIPAL OFFICE AT

Two Rivers, Wis.

SOLD BY

GOES
CORPORATION RECORD
No. 3

Copyrighted, 1911
by
William S. Davis
Chicago

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(Authentication)

A RECORD
of the
ORGANIZATION AND INCORPORATION
of

Two Rivers Housing Company

A CORPORATION

duly incorporated under the laws of the state of *Wisconsin* on the *31st*

day of *May* A. D. 19*19*, in the City of *Two Rivers* county of *Manitowish*, state of *Wisconsin*

~~IN WITNESS WHEREOF, WE,~~

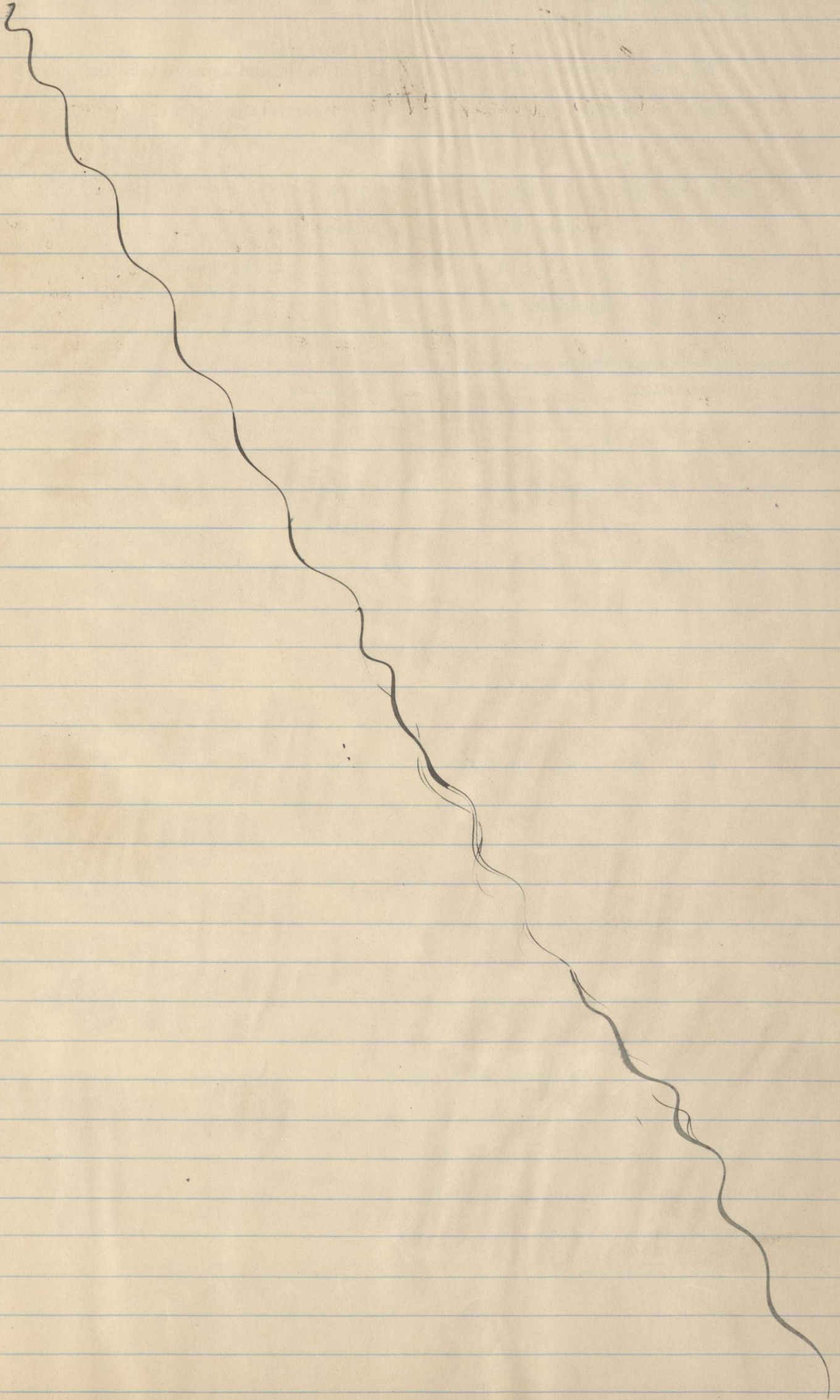
being all the original subscribers to the articles of incorporation of said corporation,
for the purpose of the adoption and identification of this book, with the records con-
tained therein, as the original record of said corporation, have hereunto subscribed our
names and caused the corporate seal to be affixed this _____ day of _____

_____, A. D. 19____.

(To be signed by all the persons
organizing the corporation.)

LICENSE TO RECEIVE SUBSCRIPTIONS FOR STOCK.

(A license to receive subscriptions for stock, is not required in all states, and in those where it is required it form varies. It should be copied in full below.)



SUBSCRIPTION LIST.

CAPITAL STOCK \$ 200,000⁰⁰

(original)

STOCK SUBSCRIPTION LIST.

We, the undersigned, for value received, and each subscriber acting in consideration of the subscriptions by the other subscribers, hereby severally subscribe for the number of shares of stock in TWO RIVERS HOUSING COMPANY set opposite our respective names below and agree to pay therefor one hundred dollars, (\$100.00), per share on demand.

Dated June 23, 1919.

NAMES	NUMBER OF SHARES.
ALUMINUM GOODS MFG. COMPANY.....	1196.

By George Vits
PresidentGeorge Vits1Jos. Hoering1G. A. McGee1A. C. Summers1

THE HAMILTON MFG. COMPANY.....598

By J. E. Hamilton
PresidentGeo. S. Hamilton1Mont. L. Ladd1

F. EGGERS VENEER SEATING COMPANY.....199

By F. Eggers
PresidentF. Eggers1

COPY OF CHARTER.

(The charter or articles of incorporation should be copied in full.)

0
0 0
2 0 0
1 6 0
2 0

COPY OF CHARTER—Continued.

CALL AND WAIVER OF NOTICE FOR FIRST MEETING OF STOCKHOLDERS:

(If the stockholders are brought together in their first meeting in pursuance of a notice in the form provided for by law, the call and waiver printed below need not be used. If it is used, care should be taken to see that it is signed by each incorporator and subscriber.)

We, the undersigned, being all the incorporators of Two Rivers
Housing Company

and all of the subscribers to its capital stock entitled to notice of said meeting, do hereby call the first meeting of the stockholders thereof, to be held at the office of Wash Wash
in the City of Mauntenoo County of Mauntenoo and State of
Wisconsin at 2 o'clock P M., on the 23^d day of June

A. D. 1919, for the organization of said corporation, the election of directors, and the transaction of such other business as may properly come before said meeting, and we hereby waive all requirements as to notice of such meeting and consent to such organization, election of directors, and transaction of business.

Dated this 23^d day of June, A. D. 1919 at Mauntenoo
in the County of Mauntenoo, and State of Wisconsin

Geo. Vits

Jos. Koenig
Ed Magee

A. C. Sumner

Geo. Hamilton

Howard S. Seward

E. W. Eggers

Aluminum Goods Mfg Co.

The Hamilton Mfg Co. by Geo. Vits President

Eggers & Seward
Aluminum Goods Mfg Co.
Aluminum Goods Mfg Co.

MINUTES OF FIRST MEETING OF STOCKHOLDERS.

The first meeting of the incorporators of Two Rivers Housing
Company
 and the subscribers to its capital stock was held at the office of Nash
+ Nash
 in the City of Maine County of Maine and State of
Maine at 2 o'clock P. M., on the 23^d day of
June, A. D. 1919, in pursuance of the foregoing call and waiver
 of notice

~~in pursuance of notice in writing mailed _____ days before said date, properly addressed
 to each incorporator and subscriber, a copy of such notice being as follows:~~

(The notice should conform to the requirements of the law in the state where it is used.)

Meeting called to order at two o'clock P. M. by Mr. Geo. Vite.
 On motion J. W. Suddard was elected temporary secretary and
 George Vite chairman. The secretary was instructed to call the
 roll of subscribers for stock, which showed the following present
 in person or by duly authorized attorney or representative:

Names	Number of Shares
Aluminum Goods Mfg. Company	1196
George Vite	1
Jos. Koenig	1
G. A. Magee	1
Adolph Kummerow	1
The Hamilton Mfg. Company	598
Geo. L. Hamilton	1
Jos. W. Suddard	1
F. Eggere Veneer Seating Company	199
F. W. Eggere	1
Total	2000

The secretary thereupon reported that all of the subscribers
 for stock of this corporation were present in person or by duly
 authorized attorney or representative.

(Minutes continued on page 35.)

~~called the meeting to order and
 stated its object.~~

~~On motion duly made and carried
 was elected chairman, and
 elected secretary~~

MINUTES OF FIRST MEETING OF STOCKHOLDERS—Continued.

On motion duly made and carried, the directors named in the charter were recognized as the first directors of said corporation.

or

On motion duly made and carried, the stockholders proceeded to elect directors of said corporation, and the following named persons, each having received a number of votes representing a majority of the whole number of shares of stock represented at said meeting, were declared duly elected directors of said corporation, to serve until their successors should be duly elected and qualified.

(The statement above should conform to the requirements of the law. If the first directors have been named in the charter, they should be recognized by resolution of the stockholders at this stage in the proceedings; otherwise the first directors should be elected by vote of the stockholders in the usual manner. If the directors are classified the motion should be made to read accordingly.)

The committee for drafting by-laws now having reported and submitted a code of by-laws, the same was discussed and amended, and upon motion duly made and carried, was adopted, as amended, and ordered spread upon the records of this corporation.

or

On motion duly made and carried, the power to make by-laws was delegated to the directors.

(The motion above should conform to the requirements of the law. In some states the stockholders only are authorized to make by-laws, and in others this power may be delegated by them to the directors. In states where the directors are permitted by law to make the by-laws without delegation of the power by the stockholders neither of the above forms is required.)

There being no further business before the meeting, on motion duly made and carried, it was adjourned.

Chairman.

Secretary.

CALL AND WAIVER OF NOTICE FOR FIRST MEETING OF DIRECTORS:

(This form should be used in all cases unless a more convenient manner is provided by law for convening the directors in their first meeting.)

We, the undersigned, being all the directors of Two Rivers
Housing Company

do hereby call the first meeting of such directors to be held in the office of Nash
& Nash, in the City of Manitowish

on the 23^d day of June A. D. 1919, for the purpose of
electing officers and adopting by-laws, and for the transaction of any and all business

pertaining to the affairs of the corporation; and we hereby waive all statutory and by-
law requirements, as to notice of time, place and objects of said meeting, and consent
to such election of officers, adoption of by-laws, and transaction of business.

Dated this 23^d day of June A. D. 1919, at Manitowish
in the County of Manitowish, and State of Wisconsin.

(All the directors
should sign.)

Geo Vito

Jos. Koenig
E. A. Mayer

A. C. Hummer

Geo. S. Hamilton

Howard Leonard

E. W. Eggers

MINUTES OF FIRST MEETING OF DIRECTORS.

(Such parts of the following outline of procedure as are not used may be stricken out; and additions may be made as required.)

The first meeting of the Board of Directors of Two Rivers
Housing Company
 was held at the office of Nash & Nash
 in the City of Waukegan County of Waukegan and State of
Illinois at 3 o'clock P. M. on the 23^d day of
June A. D. 1919, in pursuance of the foregoing call and waiver of
 notice.

(If the directors have been convened in some other manner, state in what manner, giving a copy of the notice if one has been used.)

George Vits was chosen as temporary Chair-
 man and J. W. Speddard was appointed tem-
 porary Secretary of the meeting.

On a roll call of the Directors by the Secretary the following were found to be
 present :

George Vits, Joseph Koenig,
G. A. Maguire, A. B. Kunkinrow,
George J. Hamilton, J. W. Speddard,
J. W. Eggers
Constituting the full board

A quorum being present, on motion duly made and carried, the Board proceeded
 to the election of officers of the Corporation to serve for the ensuing corporate year and
 until the election and taking of office of their successors.

The following officers were elected:

President Joseph Koenig
 Vice-President J. W. Eggers
 Secretary J. W. Speddard
 Treasurer J. W. Speddard

~~The Secretary elect having been duly sworn, the permanent officers of the cor-
 poration took charge of the meeting.~~

(A few states require that the Secretary elect be sworn.)

MINUTES OF FIRST MEETING OF DIRECTORS—Continued.

~~On motion duly made and carried, it was ordered that the Treasurer procure a bond in the sum of _____ Dollars conditioned upon the faithful performance of the duties of his office, and submit it to the Board for their approval and acceptance.~~

On motion duly made and carried, ~~the following were named a committee to draft by laws and submit them to the board during this meeting:~~ *the by-laws adopted by the stockholders at their meeting held this day, and recorded on p. 18 et seq. of this minute book, were approved and adopted.*

~~On motion duly made and carried, the salary of the President was fixed at _____ dollars per year _____ not voting upon said motion.~~

~~On motion duly made and carried, the salary of the Secretary was fixed at _____ dollars per year _____ not voting upon said motion.~~

~~The committee for drafting by laws now having reported and submitted a code of by laws to the board, the same was discussed and amended, and upon motion duly made and carried, was adopted, as amended, and ordered spread upon the records of this corporation.~~

~~(The above motion is used if the directors make the by laws. See note on page 11.)~~

or

~~The code of by laws heretofore adopted at the first meeting of stockholders upon being submitted to the board of directors was re adopted.~~

~~(The above motion should be used if the by laws were adopted by the stockholders at their first meeting.)~~

A form of stock certificate having been presented for approval, was by motion adopted as the form of stock certificate of the corporation, and the Secretary was ordered to attach the same on page _____ of this record.

The following motions were also duly made and carried:

~~Moved, that the President be, and he hereby is, ordered to rent the premises at _____ at an annual rental of not to exceed _____ dollars, such~~

MINUTES OF FIRST MEETING OF DIRECTORS—Continued

~~conting to be~~ Moved that Newman Nash, of
Two Rivers, Wisconsin, be employed as Manager
of the company's business for such period and
upon such salary as may be agreed to with him.
~~said premises to be used for, and being hereby designated as the principal office of~~
~~this corporation.~~

Moved that the Treasurer be, and he hereby is, ordered to open a bank account in
the name of the corporation with Bank of Two Rivers,
Two Rivers, Wis.

for the deposit of funds belonging to the corporation, such funds to be withdrawn only
by check of the corporation, signed by its Treasurer ~~and countersigned~~ by its President. *Carried.*

~~Moved, that the sum of~~ Fifty ~~dollars be assessed upon~~
~~each share of stock of the corporation, and that such assessments be, and hereby are,~~
~~ordered paid to the Treasurer on or before~~ July 1 ~~A. D.~~
1919. *Carried*

Moved, that a seal, bearing the words Two Rivers Housing
Company, Incorporated 1919, or other
appropriate words
and identified by an impression thereof on the margin of this page, be, and hereby is,
adopted as the seal of this corporation. *Carried.*

Moved, that the Secretary be, and hereby is, instructed to purchase such record
books and books of account, stationery and office supplies as may be necessary for
the proper administering of the affairs of the corporation. *Carried.*

Moved, that the Secretary be, and hereby is, ordered to file the articles
of organization
with the Secretary of State and with the
Register of Deeds of Manitowish County
for public record, ~~and to~~

in accordance with the law in such case made and provided. *Carried.*

(The foregoing motion should direct the Secretary to file such papers with the Secretary of State, or with the
Recorder of Deeds of the county in which the corporation intends to do business, or other proper officer; and to take
such other steps as may be required by law. It is particularly important that the requirements in this respect should
be carefully observed in all cases where a corporation intends to do business in a state other than the state of its
incorporation.)

MINUTES OF FIRST MEETING OF DIRECTORS—Continued.

Moved, that the Treasurer be, and hereby is, directed to pay all filing and recording fees and all expenses properly incurred in the organization of the corporation. Carried.

Following resolution was offered by Director F. W. Eggers:

Resolved that the Treasurer of the Corporation be, and he hereby is, directed to call in immediately 50% of the stock subscriptions, that is to say: from Aluminum Goods Mfg. Co. \$60,000⁰⁰, from The Hamilton Mfg. Co. \$30,000⁰⁰ and from F. Eggers Trust Seating Co. \$10,000⁰⁰.

Adopted unanimously.

There being no further business the meeting was adjourned.

Howard Leonard
Temporary Secretary

MINUTES OF FIRST MEETING OF DIRECTORS—Continued.

On motion duly made and carried, the meeting was adjourned.

President.

Secretary.

BY-LAWS.

(The following code of by-laws has been very carefully prepared from an examination of the statutes and decisions in the various states, and the works of standard text book writers. It will be found to conform fully to the requirements of all ordinary cases; and, with only slight additions or changes, can be made to serve the needs of any ordinary corporation. The forms of wording and the terms used are such as have been passed upon by the courts and have a settled meaning, so that all possible ambiguity may be avoided; and in all cases where it has been necessary to enumerate powers and duties, such general terms have been used as to include all proper cases which have not been specifically mentioned. Those sections which are not formally adopted should be stricken out.)

ARTICLE I.

NAME AND LOCATION.

SECTION 1. The name of this corporation shall be Two Rivers
Housing Company

SEC. 2. Its principal office shall be located at the City of Two
Rivers, Wisconsin

SEC. 3. Other offices for the transaction of business shall be located at such places as the board of directors may from time to time determine.

ARTICLE II.

CAPITAL STOCK.

SECTION 1. The amount of the capital stock shall be Two Hundred Thousand
dollars, which shall be divided into 2000 shares, of the value of one
Hundred dollars each.

SEC. 2. All certificates of stock shall be signed by the President and the Secretary, and shall be sealed with the corporate seal.

SEC. 3. Treasury stock shall be held by the corporation subject to the disposal of the board of directors, and shall neither vote nor participate in dividends.

SEC. 4. The corporation shall have a first lien on all the shares of its capital stock, and upon all dividends declared upon the same, for any indebtedness of the respective holders thereof to the corporation.

SEC. 5. Transfers of stock shall be made only on the books of the corporation; and the old certificate, properly endorsed, shall be surrendered and cancelled before a new certificate is issued. The stock books of the corporation shall be closed against transfers for a period of 5 days before the day of payment of a dividend and for ten days before each annual meeting of stockholders.

SEC. 6. In case of loss or destruction of a certificate of stock, no new certificate

BY-LAWS—Continued.

shall be issued in lieu thereof except upon satisfactory proof to the board of directors of such loss or destruction; and upon the giving of satisfactory security, by bond or otherwise, against loss to the corporation. Any such new certificate shall be plainly marked "*Duplicate*" upon its face.

ARTICLE III.

STOCKHOLDERS' MEETINGS.

SECTION 1. An annual meeting of the stockholders shall be held at 2 o'clock P. M., on the Second Monday of January in each year at the principal office of the corporation. *Provided however*, that whenever such day shall fall upon ~~a Sunday, or~~ a legal holiday, the meeting shall be held on the next succeeding business day. At such meeting the stockholders shall elect directors to serve until their successors shall be elected and qualified.

SEC. 2. A special meeting of the stockholders, to be held at the same place as the annual meeting, may be called at any time by the President, and in his absence by the Vice-President; or by the directors. It shall be the duty of the directors, President or Vice-President to call such a meeting whenever so requested by stockholders holding 10 % or more of the capital stock.

SEC. 3. Notice of the time and place of all annual and special meetings shall be mailed by the Secretary to each stockholder 5 days before the date thereof.

SEC. 4. The President, or, in his absence, the Vice-President, shall preside at all such meetings.

SEC. 5. At every such meeting each stockholder shall be entitled to cast one vote for each share of stock held in his name; which vote may be cast by him either in person, or by proxy. All proxies shall be in writing, and shall be filed with the Secretary and by him entered of record in the minutes of the meeting.

SEC. 6. Every stockholder shall have the right to vote, in person or by proxy, for the number of shares of stock owned by him, for as many persons as there are directors or managers to be elected, ~~or to cumulate said shares and give one candidate as many votes as the number of directors multiplied by the number of his shares of stock shall equal, or to distribute them on the same principle among as many candidates as he shall think fit.~~

(The above section may be used in those States where cumulative voting is permitted by Statute as in Illinois, Kansas, Maryland, Missouri, New York, New Jersey, Ohio, Virginia, West Virginia, etc. It helps the minority stockholders to secure representation on the managing board.)

BY-LAWS—Continued.

SEC. 7. A quorum for the transaction of business at any such meeting shall consist of a number of members representing a majority of the shares of stock issued and outstanding; but the stockholders present at any meeting, though less than a quorum, may adjourn the meeting to a future time.

~~SEC. 8. The stockholders shall have power, by a majority vote at any such meeting, to remove any director or officer from office.~~

ARTICLE IV.

DIRECTORS.

SECTION 1. The business and property of the corporation shall be managed by a board of seven directors, who shall be elected by the stockholders. Each director shall be a stockholder, and shall receive no compensation for his services as a director. A transfer by a director of all of his stock in the corporation shall operate as a resignation of his office.

~~SEC. 2. The directors shall be classified with respect to the time for which they shall severally hold office by dividing them into three classes, each consisting of one-third of the whole number of the Board of Directors. The directors of the first class shall be elected for a term of one year; the directors of the second class for a term of two years; and the directors of the third class for a term of three years; and at each succeeding annual election the successors to the class of directors whose terms shall expire in that year shall be elected to hold office for the term of three years so that the term of office of one class of directors shall expire each year.~~

(The object of this provision is to prevent the Board of Directors from entirely changing in any one year, and consequently the corporation being submitted to the management of untried men. This section may be used in those States where a classification of directors is permitted by Statute.)

SEC. ~~2~~ 2. The regular meetings of the directors shall be held in the principal office of the corporation immediately after the adjournment of each annual stockholders' meeting; and also on the 1st day of April, July, and October in each year, at 3 o'clock P.M. *Provided however,* that whenever such day shall fall upon a legal holiday, the meeting shall be held on the next succeeding business day.

SEC. ~~3~~ 3. Special meetings of the board of directors, to be held in the principal office of the corporation, may be called by the President; and in his absence by the Vice-President; or by any 2 members of the board. By unanimous consent of the directors, special meetings of the board may be held without notice, at any time and place.

BY-LAWS—Continued.

SEC. ~~4~~ Notice of all regular and special meetings, except those specified in the second sentence of Section ~~3~~ of this article, shall be mailed to each director, by the Secretary, at least ~~5~~ days previous to the time fixed for the meeting. All notices of special meetings shall state the purposes thereof.

SEC. ~~5~~ A quorum for the transaction of business at any regular or special meeting of the directors shall consist of ~~5~~ members of the board; but a majority of those present at any regular or special meeting shall have power to adjourn the meeting to a future time.

SEC. ~~6~~ The directors shall elect the officers of the corporation, and fix their salaries; such election to be held at the director's meeting following each annual stockholders' meeting. An officer may be removed at any time by a two-thirds vote of the full board of directors.

SEC. ~~7~~ Vacancies in the board of directors may be filled by the remaining directors at any regular or special directors' meeting.

SEC. ~~8~~ The directors may, by resolution, appoint ~~3~~ members of the board as an executive committee, to manage the business of the corporation during the interim between meetings of the board.

SEC. ~~9~~ At each annual stockholders' meeting the directors shall submit a statement of the business done during the preceding year, together with a report of the general financial condition of the corporation, and of the condition of its tangible property.

ARTICLE V.

OFFICERS.

SECTION 1. The officers of this corporation shall be a President, a Vice-President, a Secretary and a Treasurer, who shall be elected for the term of one year, and shall hold office until their successors are duly elected and qualified. No one shall be eligible to the office of President or Vice-President who is not a director of the corporation; and any such officer who ceases to be a director shall cease to hold office as President or Vice-President as soon as his successor is elected and qualified. The offices of Secretary and Treasurer may be held by one person.

SEC. 2. The President shall preside at all directors' and stockholders' meetings; shall have general supervision over the affairs of the corporation and over the other officers; shall sign all stock certificates and written contracts of the corporation, and countersign all checks; and shall perform all such other duties as are incident to his

BY-LAWS—Continued.

office. In case of the absence or disability of the President, his duties shall be performed by the Vice-President.

SEC. 3. The Secretary shall issue notices of all directors' and stockholders' meetings, and shall attend and keep the minutes of the same; shall have charge of all corporate books, records and papers; shall be custodian of the corporate seal; shall attest with his signature and impress with the corporate seal, all stock certificates and written contracts of the corporation; and shall perform all such other duties as are incident to his office.

SEC. 4. The Treasurer shall have custody of all money and securities of the corporation and shall give bond, in such sum and with such sureties as the directors may require, conditioned upon the faithful performance of the duties of his office. He shall sign all checks of the corporation, shall keep regular books of account and shall submit them, together with all his vouchers, receipts, records and other papers, to the directors for their examination and approval as often as they may require; and shall perform all such other duties as are incident to his office.

ARTICLE VI.

DIVIDENDS AND FINANCE.

SECTION 1. Dividends, to be paid out of the surplus earnings of the corporation, may be declared from time to time by resolution of the board of directors; but no dividend shall be paid that will impair the capital of the corporation.

SEC. 2. The funds of the corporation shall be deposited in such bank or trust company as the directors shall designate, and shall be withdrawn only upon the check or order of the Treasurer, countersigned by the President.

ARTICLE VII.

AMENDMENTS.

SECTION 1. Amendments to these by-laws may be made, by a vote of the stockholders representing a majority of all the stock issued and outstanding; at any annual stockholders' meeting; or at any special stockholders' meeting, when the proposed amendment has been set out in the notice of such meeting.

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23-34

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Minutes of a _____ meeting of the _____ of _____
 held at _____
 on the _____ day of _____ A. D. 19____, at _____ o'clock
 _____ M., pursuant to _____

(It is suggested that the order of business at one of these meetings be somewhat as follows: 1. The meeting is called to order by the President. 2. A quorum being present, the President declares that the meeting is ready to proceed with business. 3. Reading by Secretary of minutes of previous meeting, and their consideration and approval. 4. Report of officers. 5. Report of committees. 6. Consideration of communications. 7. Unfinished business. 8. New business.)

(Minutes of First meeting, continued from page 9)

Joseph Koenig offered the following resolution:

"Whereas, the full amount of the authorized capital stock of Two Rivers Housing Company was subscribed in writing under date of June 23rd, 1919, being 2000 shares of the face value of two hundred thousand dollars, (\$200,000);

"Resolved that this corporation accept said stock subscriptions, and each of them, and that the written instrument evidencing such stock subscriptions be filed with the secretary of the corporation to be hereafter elected."

Adopted by unanimous vote.

J. E. Hamilton offered the following resolution:

"Whereas, Aluminum Goods Mfg. Company has subscribed for 1196 shares of stock in this corporation and has been requested by George Bitt, Joseph Koenig, G. A. Magee and A. C. Kummerow to pay this corporation one hundred dollars, (\$100.00), each for their several subscriptions of one share each, and has consented so to do; and

"Whereas, The Hamilton Mfg. Company has subscribed for 598 shares of stock in this corporation and has been requested by George S. Hamilton and J. W. Suddard to pay this corporation one hundred dollars, (\$100.00), each for their several subscriptions of one share each, and has consented so to do; and

"Whereas, F. Eggers Veneer Seating Company has subscribed for 199 shares of stock and has been requested by F. W. Eggers to pay this corporation one hundred dollars, (\$100.00), for his subscription of one share, and has consented so to do; now therefore

RECORD OF MINUTES.

Minutes of a meeting of the of

 held at
 on the day of A. D. 19... at o'clock
 ... M., pursuant to

"Resolved that this corporation hereby consents that Aluminum Goods Mfg. Company, The Hamilton Mfg. Company and F. Eggers Veneer Seating Company, corporations, may each become a purchaser of the stock of this corporation and become, and exercise the rights of, a stockholder therein;

"Resolved Further that all calls hereafter issued by the treasurer of this corporation for payments upon stock subscription be upon the basis of 1200 shares to be paid for by Aluminum Goods Mfg. Company, 600 shares to be paid for by The Hamilton Mfg. Company and 200 shares to be paid for by F. Eggers Veneer Seating Company;

"Resolved Further that no calls for payment of subscriptions of the capital stock of this corporation be made upon the seven individual subscribers above named except after failure of the three ^{corporation} subscribers to meet the calls made pursuant to this resolution."

Adopted by unanimous vote.

A draft of proposed by-laws of the corporation was presented by F. W. Eggers and read to the meeting and adopted unanimously, and ordered recorded in the stockholders' minute book, on pages 18 et seq.

On motion the meeting proceeded to elect seven directors of the corporation to serve until the next annual stockholders' meeting to be held on the day fixed by the by-laws; and said election resulted in the unanimous choice of the following named persons as such directors. George Vits, Joseph Koenig, G. A. Magee, A. C. Kummerow, George S. Hamilton, T. W. Suddard and F. W. Eggers.

Meeting adjourned.

Thomas Suddard
 Temporary Secretary.

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of

held at _____

on the _____ day of _____ A. D. 19____, at _____ o'clock

____ M., pursuant to _____

RECORD OF MINUTES.

Minutes of a Directors meeting of the Two Rivers
Housing Company
 held at Two Rivers, Wis.
 on the 24th day of July A. D. 1919 at 2 o'clock
 P. M., pursuant to Consent of all directors.

Meeting called to order by Joseph Kormig, President. Roll-call by the Secretary disclosed the following directors present, constituting the full board:

Joseph Kormig	A. C. Kummerow
George Vito	George S. Hamilton
G. A. Mayer	J. W. Suddard
J. W. Eggert	

Following resolution was offered by G. A. Mayer:
 Resolved, that the purchase of the real estate hereinafter described, recently made for the corporation by its officers, be now ratified, approved and confirmed by the directors. The real estate referred to is described as follows:

Nick Kaufman - Lots 4, 5, and 8, Block 3 - Lot 7, Block 12	Hathaway Addition to the City of Two Rivers -	\$900
Wm. Johannes - Lots 9 and 10, Block 3	ditto	\$350
Elizabeth Brixius, Lot 1, Block 8	"	\$200
Nicholas D. Kaufman, Lot 2, Block 8	"	\$200
Mrs. Meta Runge, Lots 6 and 7, Block 8	"	\$350
Mrs. Christina Kahrs - Lot 10, Block 8,	Hathaway Addition to the City of Two Rivers -	\$175.00
Harriet Bunker - Lots 3 and 6, Block 12	ditto	\$450.00
A. H. Lohman - South 50 feet of Lots 5 and 6, Block 8, City of Two Rivers		\$375.00
Hans Hansen - Lot 55, Clermont Addition		\$190.00
Mrs. Frank Eggers - Lots 6, 7, 8, 9, and 10, Clermont Addition		\$960.00
John Gruman and John Gruman, Jr., Gruman Addition and six lots		\$9600.00
Max Steinbach - 14 lots, Victory Addition		\$2100.00
Fred Matthies - 9 lots, Victory Addition		\$1100.00

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____

held at _____

In addition to the above, we are to give to Fred Matthies the West 136-5/10 feet of Lot 5, Block 7, same to be deeded to him at the time final settlement is made; the west 45-5/10 feet of Lot 5, Block 7, is to be sold to John Kolacheski at a price of \$50.00.

Resolution adopted.

Following resolution was offered by F. W. Eggert:

Resolved that Two Rivers Housing Co. purchase from Aluminum Goods Mfg. Co. and The Hamilton Mfg. Co. all the property, including vacant real estate and houses purchased and built by them under the housing project which they carried on during 1918, same to be purchased as per statement attached to this resolution and recorded below, showing condition of the account to their said housing project as of July 1, 1919:

JOINT CONSTRUCTION ACCOUNT - 1918.

Cost of 1918 Operations

Cost of 25 Houses

Real Estate

East Side - 12 lots	\$ 2000.00	
South " - 13 "	1646.15	3646.15

Construction Cost

Labor, Material & Overhead	44801.78		
Repairs	205.70		
Commission to Mattefs	3234.04	48241.52	51,887.67

Real Estate not Used

East Side - 18 lots	2900.00	
South " - 40 "	5064.00	7,964.00

Unused Materials on Hand	3,809.25
Insurance paid Hamilton Mueller & Co.	120.95
Taxes paid in 1918	86.52
Commissions Paid Wilke & Magee on sale of houses	879.75

RECORD OF MINUTES.

6% Interest on \$ 60,650.00 advanced (From date of advance to July 1st, 1919)	2,839.59
Cement Sidewalks not included in Construction Cost	1,000.00
Administrative Expenses	
Total Expenditures	\$ 68,587.73

Less Credits

Payments on Houses (as per statement)	7,848. 50	
Insurance paid by purchasers	70.66	
Interest " " "	45. 84	7,965.00
Total Due from Two Rivers Housing Co.	\$ 60,622.73	

JOINT CONSTRUCTION ACCOUNT -1918 OperationsCash Advanced by The Hamilton Mfg. Co.

July 3 1918	Wilke & Magee-Lots	6710.15
10	Mattefs Bros.	2000.00
17	Nels LeClair- Lots	2000.00
23	Mattefs Bros.	2000.00
Aug. 1	" "	4000.00
8	" "	2000.00
12	" "	2000.00
22	" "	4000.00
26	Chas. LeClair-Lots	2900.00
Sept. 7	Mattefs Bros,	4000.00
14	" "	4000.00
23	" "	4000.00
Oct 8	" "	4000.00
17	" "	2000.00
31	" "	2000.00
Nov. 16	" "	2000.00
23	" "	2000.00
Dec. 16	" "	4000.00
June 11	Wilke & Magee- Comm.	879.75
Jany. 15 1919	Mattefs. Bros.	2000.00
Feby. 1	" " "	2000.00
" 1	" " "	500.00
" 18	" " - Comm.	3234.04
" 4	Taxes	86.52
Mar 17	Insurance	120.95
	Administrative	
	(Cost of executing	
	deeds, Investigating	
	trip by Wilke etc.	111.03
	Sidewalks & Grading	1000.00
	Interest on above	
	items from date of	
	advance to July 1st 1919	2839.59
May 1st	Repairs chimneys,	
	interiors etc.	205.70
		\$ 68587.73

Less Amount advanced by A.G.Co. (incl. interest)	31,126.50
	37,461.23

Less Amount rec'd by Ham. Mfg. Co. from Purchasers of Houses	7,965.00
Bal. Due from T.R. Housing Company to Hamilton Mfg. Company	29,496.23

RECORD OF MINUTES.

JOINT CONSTRUCTION ACCOUNT 1918 OperationsCash advanced by Aluminum Goods Mfg. Co

		Int. @ 6% to 7/1/19
8/16/18	8406.63	445.55
9/11/18	5450.85	265.27
10/2/18	6000.43	261.02
11/5/18	3980.07	157.21
2/10/19	6019.03	140.44

29,857.01 1,269.49 31,126.50 ✓

JOINT CONSTRUCTION ACCOUNT * 1918.STATEMENT OF PROFIT & LOSSES.

Sales Contracts on 25 Houses & Lots	\$56,375.00
Value of 58 Lots Unsold	8,630.52
Un-used Materials on Hand	3,809.25
Un-expired Insurance	25.00
Total	68,839.77
Cost of Above as per Statement	68,587.73
Profit	252.04

Resolution adopted.

*Following resolution was offered by
George S. Hamilton:*

Whereas, The Hamilton Mfg. Co. on May 22, 1919, entered into a written contract with the Nelson Lumber Co. and Alvin Krause whereby said Lumber Co. and Krause agreed to construct for said Hamilton company 12 dwellings for \$17,700⁰⁰; and

Whereas, said Hamilton Company also entered into contract under date of March 15, 1919 with Mattefs Brothers whereby Mattefs Brothers agreed to construct for said Hamilton Company 50 dwellings to be erected during 1919; and
Whereas all parties to the contracts described.

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____
 held at _____
 on the _____ day of _____ A. D. 19____, at _____ o'clock
 M., pursuant to _____

above are willing that Two Rivers Housing Co. should assume the rights and liabilities of said Hamilton Company therein; now therefore

Resolved, that Two Rivers Housing Co. take over and assume said contracts and become obligated thereunder in place of and to the same extent as said Hamilton Company.

Resolution adopted.

Following resolution was offered by J.W. Eggers:

Whereas, the Secretary of Two Rivers Housing Co. on June 28, 1919, acting for said Company and in its name, entered into contract with the Nelson Lumber Co. and the Wisconsin Textile Mfg. Co. and Alvin Krause for the construction by them of 13 dwellings for this company, at \$1900 for one-story houses and \$2025 for two-story houses, with an extra charge of \$75 per house if Flatlinum is specified; now therefore

Resolved, that said contract be now ratified, approved and confirmed by the directors.

Resolution adopted.

Following resolution was offered by J.W. Eggers:

Resolved that the Treasurer of the Corporation be, and he hereby is, directed to call in immediately 25% of the stock subscriptions, payment on such call to be made before the end of the present month;

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____

held at _____

on the _____ day of _____ A. D. 19____, at _____ o'clock

M., pursuant to _____

also to call in on or after August 1, 1919, the remaining 25% of said stock subscriptions payment on such call to be made before the end of August.

Resolution adopted.

On motion, duly seconded and carried, the Treasurer's report of the financial condition of the Company was adopted and ordered written into minute-book. (See same below).

Meeting adjourned.

test:

Geo. Vito
 Jos. Koenig
 A. C. Thompson
 G. A. Magel
 Geo. Hamilton
 W. Eggers

Directors

Josephus L. L. L.
 Secretary

The River Housing Co.

Balance Sheet as of July 24-1919.

Assets.

Cash	\$ 27,996.32
Accounts Receivable (Advances to Contractors)	45,050.
Real Estate	3,825.
Contracts Receivable	56,375.
Construction Account 1919	478.89
Subscription Account (Cap. Stock)	100,000.
	<u>\$ 233,725.21</u>

Liabilities

Accounts Payable (Cash advanced by Hamilton Co.)	33,725.21
Capital Stock	200,000.
	<u>233,725.21</u>

RECORD OF MINUTES.

Minutes of a Directors meeting of the Two Rivers of
Housing Co.

held at Two Rivers Wis
on the 28th day of August A. D. 1919, at 10 o'clock
A. M., pursuant to Call of the President

Meeting called to order by Pres. Kaering
Roll call by the Secretary disclosed
the following directors present. Constituting
a majority -

Joseph Kaering
A. Kummerow
H. W. Eggers

Geo Vitz
G. A. Magee
Hosud Leonard

Minutes of previous meeting read
and approved -

On motion of G. A. Magee seconded by A. Kummerow
the sale of property in lot 3. Blk 7 Hathaway
addition to J. W. D. Hamacheck for \$350 Cash
was confirmed and approved

The Following Resolution was offered by
Geo Vitz:-

Resolved that the authorization for a
call of 75% of stock subscription for Aug 1919
as authorized at meeting of July 24th 1919
be withdrawn and in place of same
the treasurer be authorized to make any
necessary loans as funds are needed
to complete the houses being built

Resolution adopted unanimously
On motion of Geo Vitz seconded by
G. A. Magee - Contracts with J. Erb, Mattheis
and Nash were authorized for the erection
of houses - same to be drawn up and
executed by the Secretary & President
adjourned -

Hosud Leonard
Secretary

RECORD OF MINUTES.

Minutes of a Stockholders meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 17th day of February, 1920, at 2:30 o'clock P.M., pursuant to call. This meeting was originally called for February 2 at 1 o'clock P.M., from which time it was postponed to the above date.

Meeting called to order by Joseph Koenig, President, who announced that a representative of the East Wisconsin Trustee Company was present, representing 1500 shares of stock in the Two Rivers Housing Company as trustee. Thereupon the following nominations were offered for directors for the ensuing year:

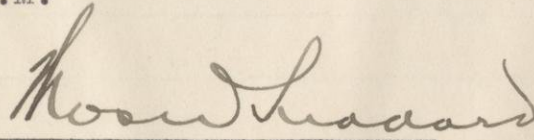
For Aluminum Goods Mfg. Co. -----	Jos. Koenig
	A. C. Kummerow
	G. A. Magee
	G. Vits

The Hamilton Mfg. Company -----	G. S. Hamilton
	T. W. Suddard

Eggers Veneer Seating Co. -----	F. W. Eggers
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Minutes of previous meetings were read and approved.

The annual report of the Secretary and Treasurer not being completely ready, the meeting was adjourned until March 16, at 2:30 o'clock P.M.



Secretary

RECORD OF MINUTES.

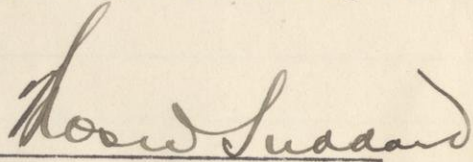
Minutes of a Stockholders meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 31st day of March, 1920, at 2 o'clock P.M. Meeting was originally set for March 16 at 2:30 P.M., but was adjourned at that time to the above date.

Roll call by the Secretary disclosed the following stockholders present: Joseph Koenig, G. A. Magee, George Vits representing 896 shares of stock for the Aluminum Goods Manufacturing Company and one share each individually, total 899 shares; G. S. Hamilton and T. W. Suddard, representing 448 shares of stock for The Hamilton Manufacturing Company and one share individually, total 450 shares; F. W. Eggers representing 149 shares of stock for the Eggers Veneer Seating Company and one share individually, total 150 shares, making a grand total of stock represented of 1499 shares, or a majority of all stock outstanding.

Meeting called to order by Joseph Koenig, President,

Minutes of the previous meeting read and approved, whereupon the Secretary presented the annual report of the Treasurer for the year ending December 31, 1919, which was accepted and ordered placed on file.

No other business appearing, the meeting was adjourned.



Secretary

COMPARATIVE BALANCE SHEET AS OF DECEMBER 31st. 1919

A S S E T S

	<u>December 31, 1919</u>	<u>December 31, 1920</u>
Cash	3,353.47	11,497.18
Bills and Accts. Receivable	<u>2,731.66</u> 6,085.13	<u>633.74</u> 12,130.92
Real Estate Unimproved	16,176.00	25,530.00
Buildings in process and raw material	186,738.87	202,339.08
and improved real estate	<u>209,000.00</u>	<u>240,000.00</u>

L I A B I L I T I E S

Bills and Accts. Payable	59,000.00	90,000.00
Capital Outstanding	<u>150,000.00</u>	<u>150,000.00</u>
	<u>209,000.00</u>	<u>240,000.00</u>

TWO RIVERS HOUSING COMPANY
STATEMENT OF PRODUCTIVE MATERIAL, LABOR AND OVERHEAD.

1919 Operations

PRODUCTIVE

Mattefs Bros.	131,200.00	
Less Inventory	17,397.10	
" Cash on hand	<u>3,294.00</u>	<u>20,691.10</u>
		110,508.90
7% Commission		7,288.63
Wisconsin Textile Mfg. Co.		45,964.11
Plumbing		1,625.03
Sundry Construction Materials		320.77
Surveying		465.00
		<u>166,172.44</u>
Inventory 1/1/19		3,809.25
		<u>169,981.69</u>

OVERHEAD

Administrative Expenses	4,575.74
Staty & Ptg	109.73
Insurance	825.81
Taxes	683.61
Cost of operating Auto and 1/3 of Machine	290.88
Interest	737.67
	<u>7,223.44</u>

Percentage .0425

SUMMARY OF COST OF CONSTRUCTION

1919 OPERATIONS

Location	Cost with Overhead	Cost of Lots	Total Cost	Selling Price	Margin
5 East Side - 1st class	10,865.85	1,000.00	11,865.85	14,250.00	2,384.15
8 2nd "	16,897.78	1,600.00	18,497.78	22,054.34	3,556.56
12 3rd "	19,240.50	2,400.00	21,640.50	23,440.62	1,800.12
1 N. Nash	3,413.69	450.00	3,863.69	3,863.69	-
38 South side	96,376.15	6,080.00	102,456.15	102,595.25	139.10
5 North side	32,745.48	-	32,745.48	32,745.48	*
59	179,539.45	11,530.00	191,069.45	198,949.38	7,879.93

TWO RIVERS HOUSING COMPANY

INTEREST EARNED ON INVESTMENT

YEAR 1919

1/1	\$60,189.00	365 days	\$ 3,611.34
7/1	60,000.00	174 "	1,740.00
7/17	10,000.00	168 "	279.93
7/31	30,000.00	154 "	770.00
8/1	30,000.00	153 "	765.00
8/1	5,000.00	153 "	127.50
9/6	15,000.00	117 "	292.48
10/4	10,000.00	89 "	148.33
12/2	25,000.00	30 "	125.00
12/5	15,000.00	27 "	67.50
12/22	4,000.00	10 "	6.66
	<u>\$ 264,189.00</u>		<u>\$ 7,933.74</u>

Less accrued interest on contracts

3,976.79

\$ 3,956.95

Interest adjusted to January 1st, 1920.

Minutes of the annual stockholders meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Wednesday, April 13, 1921 at 10 o'clock A.M.

All stockholders were present in person and have signed these minutes to evidence waiver of notice of meeting.

Meeting called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed all stockholders present.

President Koenig announced that a representative of the East Wisconsin Trust Company was present, thereupon the following names were offered for Directors for the ensuing year: and elected by the Stockholders

For Aluminum Goods Mfg. Co. - - Joseph Koenig
A. C. Kummerow
G. A. Magee
George Vits

The Hamilton Mfg. Company - - Geo. S. Hamilton
T. W. Suddard

F. Eggers Veneer Seating Co. - F. W. Eggers

The report of the Secretary and Treasurer was presented and same was accepted and approved.

There being no further business, on motion the meeting was adjourned.

Aluminum Goods Mfg. Co.

George Vits
Pres.

F. Eggers Veneer Seating Co.

F. W. Eggers
Pres.

The Hamilton Mfg. Co.

Geo. S. Hamilton
Pres.

T. W. Suddard
Secretary

Joseph Koenig
A. C. Kummerow
G. A. Magee
George Vits

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____
 held at _____
 on the _____ day of _____ A. D. 19____, at _____ o'clock

M. Minutes of a Directors meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 13th day of April, 1921 at 10:30 o'clock A.M., pursuant to consent of all Directors.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present, constituting a full board:

Joseph Koenig
 A. Kummerow
 G. A. Magee
 Geo. Vits
 G. S. Hamilton
 T. W. Suddard
 F. W. Eggers

Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Joseph Koenig, President
 F. W. Eggers, Vice President
 T. W. Suddard, Secretary-Treasurer

On motion of George Vits, seconded by G. A. Magee, an Auditing Committee was appointed to go over the books and accounts of the Treasurer, the Committee constituted of the following:

R. Findlan
 Gust. Nyhagen
 H. C. Gowran

The question of the activities of the Housing Company for the year 1921 was discussed and it was the general opinion of all Directors that no new work should be started at this time, but the houses in process to be completed and disposed of.

It was agreed that Newman Nash's services were to be retained on the same basis as heretofore.

Mr. Magee made a motion, seconded by A. Kummerow, as follows:

RESOLVED, That Newman Nash be allowed \$150.00 for the upkeep of automobile for the season 1921 and that no other expense for operating automobile be incurred by the Company. Adopted.

The subject of taxes was discussed and it was agreed among the Directors that it would be better for the individual companies to advance the money for taxes instead of having the Housing Company do this. The Secretary was instructed to send a list of the taxes due from employes to each of the companies affected.

No further business appearing, the meeting was adjourned.

Jos. Koenig
George Vits

G. A. Magee
F. W. Eggers

A. Kummerow
T. W. Suddard

T. W. Suddard
 Secretary

RECORD OF MINUTES.

Minutes of a Directors meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on the 17th day of February, 1920, at 3 o'clock P.M. pursuant to consent of all Directors.

The meeting was called to order by Jos. Koenig, President. Roll call by the Secretary disclosed the following Directors present, constituting the full board: Jos. Koenig, A. C. Kummerow, G. A. Magee, G. Vits, G. S. Hamilton, T. W. Suddard and F. W. Eggers.

Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Jos. Koenig - President
F. W. Eggers - Vice President
T. W. Suddard - Secretary-Treasurer

The following resolution was offered by G. A. Magee:

RESOLVED, That the Secretary be authorized to call for bids on 25 houses to be built in 1920, make necessary arrangements for building same, subject to final approval of the Board of Directors.

Mr. F. W. Eggers moved that the Resolution be adopted. Seconded by A. C. Kummerow. Carried.

On motion of F. W. Eggers, seconded by G. A. Magee, Newman Nash was elected manager for the ensuing year.

The statement of expense incurred by The Hamilton Manufacturing Company for the operation of the Housing Company's affairs was presented and ordered paid. The statement of this expense is as follows:

Statement of Administrative Expense Incurred by
The Hamilton Manufacturing Company on account of
the Two Rivers Housing Company up to Sept. 1, 1919.

Bookkeeper four months, per month	-	-	\$35.00	-	-	\$140.00
Cost Department four months, per month	-	-	40.00	-	-	160.00
Stenographer four months, per month	-	-	25.00	-	-	100.00
Mr. Rockwood four months, per month	-	-	20.00	-	-	80.00
Mr. Suddard four months, per month	-	-	200.00	-	-	800.00
Purchasing, four months, per month	-	-	50.00	-	-	200.00
This makes a total of, per month	-	-	370.00	-	-	or 1,480.00

For the balance of the present operations the expense will not be as great as above. We are now thru with our purchasing, at least to a great extent, so this item of \$50.00 per month will be eliminated and the amount of Mr. Suddard's time required will be much less than it has been as the greatest amount of work in connection with the buildings is in getting them started, buying the material, planning the houses, etc. This having been done now, there remains only the general supervision, which will not consume anywhere near as much time. Deducting \$100.00 from the amount charged for

Mr. Suddard's time and eliminating the charge for purchasing of \$50.00, makes the total monthly cost for September 1st \$220.00 although probably there will be a further reduction for a period of two or three months in the winter.

Add to the above for cost of operation, 4 months at \$220.00 per month, \$880.00, making a total of \$2,360.00. Total charge to January 1, 1920.

On motion of Mr. G. A. Magee and seconded by Mr. F. W. Eggers, The Hamilton Manufacturing Co. charge given above was ordered paid.

The Secretary then presented the following list of contracts which have been made for houses during the past year, which were approved by the Board:

Name	House No.	Lot	Block	Addition	Selling Price
Silas Koeser	30	1	2	Industrial	\$2,450.00
John Hansen Tangen	32	3	2	"	2,595.00
Fred Stueck	52	2	5	"	2,870.00
Herman Anklam	45	3	4	"	2,450.00
Richard Mueller	29	6	6	"	2,725.00
Peter Ottenstein	50	4	5	"	2,678.00
Geo. Dent	83	11	12	Hathaway	1,870.00
Wallace Vaughn	62	9	5	Industrial	2,600.00
Wm. Holmes	82	10	12	Hathaway	1,885.00
Van Gates	76	8	12	"	1,870.00
John Harrington	85	3	15	"	1,870.00
Felix Plouff	53	1	5	Industrial	2,510.00
Orlie Stewart	49	5	5	"	2,625.00
Fred Kobs	39	4	3	"	2,450.00
Hy. Engelbrecht	33	4	2	"	2,850.00
Armidos Lesperance	28	5	6	"	2,575.00
Ira R. Ariens	34	5	2	"	2,575.00
Herbin Dewlle	13	E $\frac{1}{2}$ lots 1&2-Blk 6			Hathaway 2,750.00
Steve Maruga		1	7	Industrial	2,300.00
Albert Wotruba		3	6	"	2,300.00
Arnold Kluth	44	4	4	"	2,750.00
Walter Kelliher	48	6	5	"	2,650.00
Otto Koss	56	9	4	"	2,475.00
Arno Pazel	37	2	3	"	2,400.00
Jos. Dennie	94	4	5	Hathaway	2,650.00
Edw. Hebert	73	1	12	"	1,900.00
Emil Swejkar	81	7	12	"	2,650.00
Edw. Hall	9	8	7	"	1,870.00
Theo. Kowalski	12	1	7	"	2,400.00
R. Hartlich	47	1	4	Industrial	2,475.00
Fred Lade	51	3	5	"	2,625.00

The Secretary then presented the following memorandum of Deeds issued, which were approved by the Board:

Samuel Freye	4	1	Industrial	2,250.00
Theo. Lesperance	4	6	"	2,140.00
Edw. Morency	6	7	Hathaway	2,250.00
J. Hamacheck & Sons	3	7	"	2,350.00
G. Hamann	12	2	"	1,850.00

RECORD OF MINUTES.

The Secretary then presented communications from various parties having property for sale, but no action was taken as it was not deemed advisable to purchase additional land at this time.

No further business appearing, the meeting was adjourned to March 16 at 3 o'clock P.M.

Jos. Koenig
G. A. Magee
M. Egger
A. C. S. Cunningham
Hub. Mautner
George Vito

Howe L. Ladd
 Secretary

TWO RIVERS HOUSING COMPANY

1920 OPERATIONS

CONTRACT PRICES

1 lot of 6	2-story houses @	3,050.00	18,300.00
1 lot of 4	1-story houses @	2,800.00	11,200.00
TOTAL CONTRACT			29,500.00

THE TWO RIVERS HOUSING COMPANY'S EQUITY IN ABOVE

AS OF APRIL 1st, 1921

Payments to contractor	22,225.00
Administrative Overhead	3,362.64
Real Estate	2,050.00

27,637.64

TWO RIVERS HOUSING CO.

STATEMENT OF RECEIPTS AND EXPENDITURES -1920

Cash on hand 1/1/20		3,353.47
Sales Contracts		60,676.21
Misc. Sales		6,695.81
Rentals		806.50 ✓
Interest Earned		1,377.89 ✓
Bills Payable		36,000.00
1919 Operations and Repairs	61,972.25 -	
1920 " - contractor	18,437.50 -	
1920 " - misc.	669.97 -	
Administrative expense	2,914.81 -	
Stat'y and Printing	4.80	
Insurance	328.51 -	
Taxes	706.82 - ✓	
Upkeep of Auto	206.89 -	
Interest paid	4,186.15 -	
Real Estate	7,985.00 -	
Cash on hand 12/31/20	11,497.18 -	
	108,909.88	108,909.88

63,910.20
 61,972.25
 19,377.95

TWO RIVERS HOUSING CO. - KRAUSE HOUSES

COST OF CONSTRUCTION- 1919 OPERATIONS

HOUSE NO.	CONTRACT PRICE	EXTRAS	OVER-HEAD	COST OF BUILDING	COST OF LOT	TOTAL COST	SELLING PRICE	PROFIT OR LOSS
13	2025.00	44.69	103.48	2173.17	200.00	2373.17	2750.00	376.83
14	1900.00	44.69	97.23	2041.92	200.00	2241.92	3120.00	878.08
73	1475.00	48.80	76.19	1599.99	200.00	1799.99	1900.00	100.01
74	1475.00	48.80	76.19	1599.99	200.00	1799.99	1900.00	100.01
75	1475.00	48.80	76.19	1599.99	200.00	1799.99	1950.00	150.01
76	1475.00	48.80	76.19	1599.99	200.00	1799.99	1870.00	70.01
77	1475.00	48.80	76.19	1599.99	200.00	1799.99	2200.00	400.01
78	1475.00	48.80	76.19	1599.99	200.00	1799.99	1850.00	50.01
79	2025.00	44.69	103.48	2173.17	200.00	2373.17	2880.00	506.83
80	2025.00	44.69	103.48	2173.17	200.00	2373.17	2770.00	396.83
81	1900.00	44.69	97.23	2041.92	200.00	2241.92	2650.00	408.08
82	1475.00	48.80	76.19	1599.99	200.00	1799.99	1885.00	85.01
83	1475.00	48.80	76.19	1599.99	200.00	1799.99	1870.00	70.01
84	1475.00	48.80	76.19	1599.99	200.00	1799.99	1870.00	70.01
85	1475.00	48.80	76.19	1599.99	200.00	1799.99	1870.00	70.01
86	1475.00	48.80	76.19	1599.99	200.00	1799.99	1870.00	70.01
87	1475.00	48.80	76.19	1599.99	200.00	1799.99	1950.00	150.01
88	1475.00	48.80	76.19	1599.99	200.00	1799.99	1870.00	70.01
89	1900.00	44.69	97.23	2041.92	200.00	2241.92	2750.00	508.08
90	1900.00	44.69	97.23	2041.92	200.00	2241.92	3050.00	808.08
91	2025.00	44.69	103.48	2173.17	200.00	2373.17	3150.00	776.83
92	2025.00	44.69	103.48	2173.17	200.00	2373.17	3160.00	786.83
93	1900.00	44.69	97.23	2041.92	200.00	2241.92	3050.00	808.08
94	1900.00	44.69	97.23	2041.92	200.00	2241.92	2750.00	508.08
Nash	2850.00	641.55	161.30	3652.85	450.00	4102.85	4102.85	-
Brandt-								
nwr	1900.00	1157.36	124.02	3181.38	200.00	3381.38	3381.38	-

45875.00 2920.79 2397.61 51193.40 5450.00 56643.40 65149.23 8505.83

S U M M A R Y

	TOTAL COST	SELLING PRICE	PROFIT OR LOSS
HOUSES BUILT BY MATTEFS	145,570.84	145,416.50	154.34
" " " KRAUSE	56,643.40	65,149.23	8,505.83
	202,214.24	210,565.73	8,351.49

MAR. 2 1921

RECORD OF MINUTES.

TWO RIVERS HOUSING CO.
COST OF REAL ESTATE AND CONSTRUCTION OF 1919 HOUSES

NO.	REAL ESTATE	COST OF BUILDING	MATTHEW'S COM.	OVER-HEAD	TOTAL COST	SELLING PRICE	PROFIT OR LOSS
28	160.00	2,042.71	142.99	109.29	2,454.99	2,575.00	120.01
29	160.00	2,360.97	165.27	126.31	2,812.55	2,725.00	87.55
30	160.00	2,183.57	152.85	116.82	2,613.24	2,450.00	163.24
31	160.00	2,375.10	166.26	127.07	2,828.43	2,750.00	78.43
32	160.00	2,534.66	177.43	135.60	3,007.69	2,595.00	412.69
33	160.00	2,471.68	173.02	132.24	2,936.94	2,850.00	86.94
34	160.00	2,406.01	168.42	128.72	2,863.15	2,575.00	288.15
35	160.00	2,286.31	160.04	122.32	2,726.67	3,020.00	293.33
36	160.00	2,468.29	172.78	132.05	2,933.12	2,887.00	46.12
37	160.00	2,472.09	173.05	132.26	2,937.40	2,400.00	537.40
38	160.00	2,356.51	164.96	126.07	2,807.54	3,150.00	342.46
39	160.00	2,394.11	147.59	127.09	2,828.79	2,450.00	378.79
40	160.00	2,323.75	162.66	124.32	2,770.73	2,850.00	79.27
41	160.00	2,510.66	175.75	134.32	2,980.73	3,175.00	194.27
42	160.00	1,900.82	133.06	101.69	2,295.57	3,160.00	864.43
43	160.00	2,397.42	147.82	127.26	2,832.50	3,150.00	317.50
44	160.00	2,244.77	157.13	120.10	2,682.00	2,750.00	68.00
45	160.00	2,099.85	146.99	112.34	2,519.18	2,450.00	69.18
46	160.00	2,230.86	156.16	119.35	2,666.37	3,250.00	583.63
47	160.00	1,965.62	137.50	105.16	2,368.28	2,300.00	68.28
48	160.00	2,523.90	176.67	135.03	2,995.60	2,712.25	283.35
49	160.00	2,370.33	165.92	126.81	2,823.06	2,625.00	198.06
50	160.00	2,169.24	151.85	116.05	2,597.14	2,678.00	80.86
51	160.00	2,128.50	149.00	113.88	2,551.38	2,625.00	73.62
52	160.00	2,203.78	154.25	117.90	2,635.93	2,870.00	234.07
53	160.00	2,185.48	152.98	116.92	2,615.38	2,510.00	105.38
54	160.00	2,614.84	183.04	139.89	3,097.77	3,170.00	72.23
55	160.00	2,459.72	172.18	131.60	2,923.50	3,180.00	256.50
56	160.00	2,502.12	135.15	132.16	2,929.43	2,475.00	454.43
57	160.00	2,509.16	175.64	134.24	2,979.04	3,180.00	200.96
58	160.00	2,633.44	184.34	140.89	3,118.67	3,150.00	31.33
59	160.00	2,534.87	177.44	135.62	3,007.93	3,237.00	229.07
60	160.00	2,663.82	186.47	142.51	3,152.80	3,270.00	117.20
61	160.00	2,545.68	178.20	136.20	3,020.08	3,150.00	129.92
62	160.00	2,562.06	179.34	137.07	3,038.47	2,600.00	438.47
63	160.00	2,396.32	167.74	128.20	2,852.26	3,180.00	327.74
64	160.00	2,819.34	197.35	150.83	3,327.52	3,000.00	327.52
65	160.00	2,712.39	189.86	145.11	3,207.36	3,180.00	27.36
66	130.00	2,534.31	177.40	135.59	2,977.30	3,180.00	202.70
67	130.00	2,754.03	182.78	146.84	3,213.65	3,160.00	53.65
A. Clusen		4,790.18	235.31	226.15	5,251.64	5,200.00	51.64
F. Hess		5,406.26	278.44	255.81	5,940.51	5,700.00	240.46
J. Hamacheck		7,043.37	393.04	334.64	7,771.05	7,518.74	252.31
A. Geimer		5,827.82	307.94	276.10	6,411.86	6,411.86	-
C. Kamm		5,690.25	298.32	277.07	6,265.64	5,941.60	324.04
6,340.00 124,606.97 8,132.38 6,493.49 145,570.84 145,416.50							154.34

MAR 2 1921

Minutes of a Directors meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin on the 31st day of March 1920 at 2:30 o'clock P. M. pursuant to consent of all directors.

Meeting was called to order by Joseph Koenig, president. Roll call by the secretary disclosed the following directors present, constituting a full board: Joseph Koenig, Adolph Kummerow, G. A. Magee, George Vits, G. S. Hamilton, T. W. Suddard and F. W. Eggers.

The question of building houses during the year 1920 was discussed, and George Vits offered the following resolution:

RESOLVED that the secretary be authorized to place contracts for the building of twenty-five (25) houses, the cost not to exceed Three Thousand (\$3,000) Dollars each, exclusive of lot and general administrative expense, the better grade of houses to be built on the property in the Grumann Addition, now known as the Edgewood Addition, which is owned by the Company.

George Hamilton moved the adoption of the resolution; seconded by G. A. Magee; carried.

No other business appearing, the meeting was adjourned.

Jos. Koenig

G. A. Magee

A. Eggers

A. C. Kummerow

Geo. S. Hamilton

George Vits

T. W. Suddard

Secretary

Minutes of a _____ meeting of the _____ of _____

Minutes of the annual stockholders meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Monday, May 1, 1922 at 10 o'clock A.M.

All stockholders were present in person and have signed these minutes to evidence waiver of notice of meeting.

Meeting called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed all stockholders present.

President Koenig announced that a representative of the East Wisconsin Trust Company was present, thereupon the following names were offered for Directors for the ensuing year and elected by the Stockholders:

For Aluminum Goods Mfg. Co. - - - - Joseph Koenig
A. C. Kummerow
G. A. Magee
George Vits

The Hamilton Mfg. Co. - - - - Geo. S. Hamilton
T. W. Suddard

F. Eggers Veneer Seating Co. - - - F. W. Eggers

The report of the Secretary and Treasurer was presented and same was accepted and approved.

There being no further business, on motion the meeting was adjourned.

Thomas Suddard
Secretary

Aluminum Goods Mfg. Co.

Joseph Koenig
Pres.

F. Eggers Veneer Seating Co.,

F. W. Eggers
Secretary

The Hamilton Mfg. Co.

Geo. S. Hamilton
Pres.

Joseph Koenig
G. A. Magee
A. C. Kummerow
F. W. Eggers
Thomas Suddard
Geo. S. Hamilton

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____

held at _____

TWO RIVERS HOUSING COMPANY

BALANCE SHEET AND STATEMENT OF PROFIT AND LOSSES - YEAR 1921A S S E T S

Cash	386.56	
Bills and Accts. Rec.	2,895.99	
Real Estate - unimproved	21,291.79	
Real Estate and Bldgs.	214,236.83	
Liberty Bonds	<u>188.83</u>	239,000.00

L I A B I L I T I E S

Bills and Accts. Payable	89,000.00	
Capital Stock	<u>150,000.00</u>	239,000.00

PROFIT AND LOSSES - YEAR 1921

Interest Earned		10,416.16
Rentals		1,256.00
Administrative Expense & Repairs-Houses	3,101.38	
Insurance (1919 Liability 917.12)	1,030.55	
Taxes 1920	3,552.42	
Interest paid	6,563.89	
Loss	<u> </u>	<u>2,576.08</u>
	14,248.24	14,248.24

held at _____

RECEIPTS & EXPENDITURES - 1921

Cash on hand	1/1/21		11,497.18
Sales Contracts			9,529.52
Miscellaneous Sales			2,115.50
Rentals			1,256.00
Interest Received			2,057.41
Miscellaneous Income			728.88
Reduction of notes Payable		1,000.00	
Construction 1920 houses		487.19	
Contractor 1920 houses		11,062.50	
Repairs to houses		150.17	
Administrative Expenses		2,801.21	
Insurance (1919 Liabil-			
ity 917.12)		1,030.55	
Taxes 1920		3,552.42	
Upkeep of motor car		150.00	
Interest paid		6,563.89	
Cash on hand 12/31/21		386.56	
		<hr/>	<hr/>
		27,184.49	27,184.49

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____

held at _____

TWO RIVERS HOUSING CO.

CONTRACT SELLING PRICES - COST OF CONSTRUCTION - EXPENSES
AND NET PROFIT OR LOSS

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
HOUSE NO.	ORIGINAL COST OF CONSTRUCTION	SELLING PRICE	ORIGINAL EXPECTED PROFIT	REPAIRS AND EXTRAS	ADMINISTRATIVE	ADDITIONAL SELLING PRICE	NET PROFIT
1	2,296.91	2,420.00	123.09	.62	73.98	-	48.49
2 *	2,301.18	2,350.00	48.82	.62	-	-	48.20
3 *	2,193.19	2,250.00	56.81	.62	-	-	56.19
4	2,256.25	2,865.00	608.75	2.12	72.66	-	533.97
5	2,053.03	2,100.00	46.97	.62	66.14	-	19.79
6	2,455.59	2,450.00	5.59	.62	79.11	-	85.32
7 *	2,363.46	2,350.00	13.46	2.62	-	-	16.08
8	2,429.56	2,450.00	20.44	.62	78.26	-	58.44
9	1,827.04	1,870.00	42.96	.62	58.85	-	16.51
10	2,330.09	2,950.00	619.91	2.19	75.05	-	542.67
11	2,294.79	2,425.00	130.21	.62	73.92	-	55.67
12	2,362.70	2,400.00	37.30	.62	76.11	-	39.43
13	2,373.17	2,750.00	376.83	.62	76.44	-	299.77
14	2,241.92	3,120.00	878.08	-	72.21	-	805.87
15	2,302.92	2,300.00	2.92	-	74.18	-	77.10
16	2,292.97	2,300.00	7.03	-	73.86	-	66.83
17	2,294.18	2,300.00	5.82	59.70	73.89	-	127.77
18	2,145.09	2,150.00	4.91	.42	69.09	-	64.60
19 *	2,289.65	2,300.00	10.35	1.50	-	-	8.85
20	2,310.33	2,300.00	10.33	-	74.40	-	84.73
21 *	2,259.66	2,300.00	40.34	-	-	-	40.34
22 *	2,163.54	2,140.00	23.54	-	-	-	23.54
23	2,270.79	2,300.00	29.21	-	73.12	-	43.91
24 *	1,840.91	1,870.00	29.09	-	-	-	29.09
25 *	2,210.93	2,275.00	64.07	-	-	-	64.07
26 *	2,106.64	2,250.00	89.36	-	-	-	89.36
27	1,982.78	1,950.00	32.78	3.37	63.88	250.00	149.97
28	2,454.99	2,575.00	120.01	-	79.07	-	40.94
29	2,812.55	2,725.00	87.55	-	90.60	-	178.15
30	2,613.24	2,450.00	163.24	-	84.16	-	247.40
31	2,828.43	2,750.00	78.43	-	91.10	-	169.53
32 *	3,007.69	2,595.00	412.69	-	-	-	412.69
33	2,936.94	2,850.00	86.94	-	94.60	-	181.54
34	2,863.15	2,575.00	288.15	-	92.22	-	380.37
35	2,726.67	3,020.00	293.33	*	87.84	30.00	235.49
36	2,933.12	2,800.00	133.12	-	94.47	87.00	140.59
37	2,937.40	2,400.00	537.40	-	94.60	-	632.00
38	2,807.54	3,150.00	342.46	-	90.44	-	252.02
39	2,828.79	2,450.00	378.79	-	91.12	-	469.91
40	2,770.73	2,850.00	79.27	-	89.22	-	9.95
41	2,980.73	3,175.00	194.27	4.15	95.99	-	94.13
42	2,295.57	3,160.00	864.43	.51	73.95	90.00	879.97
43	2,832.50	3,150.00	317.50	.52	91.24	-	225.74
44 *	2,682.00	2,750.00	68.00	-	-	-	68.00
45	2,519.18	2,450.00	69.18	-	81.14	550.00	399.68
46	2,666.37	3,250.00	583.63	-	85.87	-	497.76
47	2,368.28	2,300.00	68.28	-	76.28	-	144.56

Minutes of a _____ meeting of the _____ of _____

held at _____

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
48	2,995.60	2,712.25	283.35	-	96.47	-	-	379.82
49	2,823.06	2,625.00	198.06	6.65	90.93	-	-	295.64
50	2,597.14	2,678.00	80.86	-	83.65	-	-	2.79
51	2,551.38	2,625.00	73.62	-	82.17	375.00	-	366.45
52	2,635.93	2,870.00	234.07	-	84.90	-	-	149.17
53	2,615.38	2,510.00	105.38	-	84.23	-	-	189.61
54	3,097.77	3,170.00	72.23	2.46	99.78	-	-	30.01
55	2,923.50	3,180.00	256.50	-	94.18	-	-	162.32
56	2,929.43	2,475.00	454.43	2.34	94.34	-	-	551.11
57	2,979.04	3,180.00	200.96	-	95.96	-	-	105.00
58	3,118.67	3,150.00	31.33	4.00	101.00	-	-	73.67
59	3,007.93	3,237.00	229.07	11.72	96.90	57.00	-	177.45
60	3,152.80	3,270.00	117.20	6.77	101.60	-	-	8.83
61	3,020.08	3,150.00	129.92	4.00	97.28	5.00	-	78.64
62	3,038.47	2,600.00	438.47	4.99	97.90	-	-	541.36
63	2,852.26	3,180.00	327.74	-	91.86	-	-	235.88
64	3,327.52	3,000.00	327.52	-	107.18	-	-	434.70
65	3,207.36	3,180.00	27.36	4.05	103.30	-	-	134.71
66	2,977.30	3,180.00	202.70	1.23	95.90	-	-	105.57
67	3,213.65	3,160.00	53.65	3.08	103.55	-	-	160.24
73	1,799.99	1,900.00	100.01	.62	57.94	50.00	-	91.45
74	1,799.99	1,900.00	100.01	.62	57.94	50.00	-	91.45
75	1,799.99	1,950.00	150.01	.62	57.94	-	-	91.45
76	1,799.99	1,870.00	70.01	.62	57.94	-	-	11.45
77	1,799.99	2,200.00	400.01	7.12	57.94	-	-	334.95
78 *	1,799.99	1,850.00	50.01	.62	-	-	-	49.39
79	2,373.17	2,880.00	506.83	.62	76.44	-	-	429.77
80	2,373.17	2,770.00	396.83	.62	76.44	-	-	319.77
81	2,241.92	2,650.00	408.08	.62	72.22	350.00	-	685.24
82	1,799.99	1,885.00	85.01	9.12	57.94	-	-	17.95
83	1,799.99	1,870.00	70.01	.62	57.94	-	-	11.45
84	1,799.99	1,870.00	70.01	.62	57.94	-	-	11.45
85	1,799.99	1,870.00	70.01	.62	57.94	-	-	11.45
86	1,799.99	1,950.00	150.01	.62	57.94	-	-	91.45
87	1,799.99	1,870.00	70.01	2.17	57.94	-	-	9.90
88	2,241.92	2,750.00	508.08	3.32	72.22	-	-	432.54
89	2,241.92	3,000.00	758.08	-	72.22	50.00	-	735.86
90	2,373.17	3,150.00	776.83	-	76.44	-	-	700.39
91	2,373.17	3,160.00	786.83	-	76.44	-	-	710.39
92	2,241.92	3,050.00	808.08	-	72.22	-	-	735.86
93	2,241.92	2,750.00	508.08	.62	72.22	-	-	435.24
94	2,241.92	2,600.00	358.08	.62	72.22	-	-	285.24
95	3,602.64	3,400.00	202.64	-	116.05	-	-	318.69
96	3,324.20	3,200.00	124.20	-	107.08	-	-	231.28
97	3,602.64	3,400.00	202.64	-	116.05	-	-	318.69
98	3,324.20	3,200.00	124.20	-	107.08	-	-	231.28
99	3,602.64	3,400.00	202.64	-	116.05	-	-	318.69
100	3,324.20	3,200.00	124.20	-	107.08	-	-	231.28
101	3,602.64	3,400.00	202.64	-	116.05	-	-	318.69
102	3,324.20	3,200.00	124.20	-	107.08	-	-	231.28
103	3,602.64	3,400.00	202.64	-	116.05	-	-	318.69
104	3,602.64	3,400.00	202.64	-	116.05	-	-	318.69

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of

held at _____

on the _____ day of _____ A. D. 19__ at _____ o'clock

(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
Nash	*	4,102.85	4,225.00	122.15	-	-	-	9.99
Brandtner	*	3,381.38	3,510.00	128.62	-	-	-	19.72
Clusen	*	5,251.64	5,260.96	9.32	-	-	-	9.32
Hess	*	5,940.51	5,750.00	190.51	2.34	-	-	192.85
Hamacheck	*	7,771.05	7,615.10	155.95	-	-	-	155.95
Geimer	*	6,411.86	6,500.00	88.14	-	-	-	88.14
Hamm	*	6,265.64	6,025.00	240.64	-	-	-	240.64
<hr/>								
TOTAL		292,815.06	301,873.31	9,058.25	167.34	7,534.18	1,989.00	3,345.73

* Paid in Full

Minutes of a Directors Meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 1st day of May, 1922 at 10:30 o'clock A.M., pursuant to consent of all Directors.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present, constituting a full board:

Joseph Koenig
A. Kummerow
G. A. Magee
Geo. Vits
G. S. Hamilton
T. W. Suddard
F. W. Eggers

Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Joseph Koenig, President
F. W. Eggers, Vice President
T. W. Suddard, Secretary-Treasurer

On motion of George Vits, seconded by G. A. Magee, an Auditing Committee was appointed to go over the books and accounts of the Treasurer, the Committee constituted of the following:

R. Findlan
Gust. Nyhagen
H. C. Gowran

On motion of George Vits, seconded by G. A. Magee, the Secretary was authorized to build up to twenty (20) houses at a cost, exclusive of land, not to exceed One Thousand, Seven Hundred (\$1,700.00) Dollars.

The Secretary was authorized to employ Newman Nash for the ensuing year at a salary not to exceed One Thousand, Eight Hundred (\$1,800.00) Dollars per year, plus an allowance of One Hundred and Fifty (\$150.00) Dollars for automobile.

No further business appearing the meeting was adjourned.

T. W. Suddard
Secretary

Jos. Koenig
A. Kummerow
G. A. Magee
George Vits
G. S. Hamilton
F. W. Eggers

RECORD OF MINUTES.

Minutes of a _____ meeting of the _____ of _____

Minutes of the annual stockholders meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Wednesday, March 14, 1923 at 1:30 o'clock P. M.

All stockholders were present in person and have signed these minutes to evidence waiver of notice of meeting.

Meeting called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed all stockholders present.

President Koenig announced that a representative of the East Wisconsin Trustee Company was present, thereupon the following names were offered for Directors for the ensuing year and elected by the Stockholders:

For Aluminum Goods Mfg. Co. - - - - - Joseph Koenig
A. C. Kummerow
G. A. Magee
George Vits

The Hamilton Mfg. Co. - - - - - Geo. S. Hamilton
T. W. Suddard

F. Eggers Veneer Seating Co. - - - - - F. W. Eggers

The report of the Secretary and Treasurer was presented and same was accepted and approved.

There being no further business, on motion the meeting was adjourned.

W. S. Suddard
Secretary

Aluminum Goods Mfg. Co.

Geo. Vits Pres.
Pres.

F. Eggers Veneer Seating Co.

F. W. Eggers
Secretary

The Hamilton Mfg. Co.

Geo. S. Hamilton
Pres.

Jos. Koenig Pres.
G. A. Magee
F. W. Eggers
Geo. S. Hamilton

RECORD OF MINUTES.

Minutes of a meeting of the of

Minutes of a Directors Meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 14th day of March, 1923 at 2:00 o'clock P. M., pursuant to consent of all Directors.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present:

Joseph Koenig
A. Kummerow
G. A. Magee
T. W. Suddard
F. W. Eggers

The following Directors were absent:

George Vits
Geo. S. Hamilton

Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Joseph Koenig,	President
F. W. Eggers,	Vice President
T. W. Suddard,	Secretary-Treasurer

The report of the Auditing Committee, which was appointed at the last annual meeting to go over the books and accounts of the Treasurer, was presented -- the same being a report signed by A. W. Storms who performed the work for the Committee.

It was decided that in view of the unsettled conditions of Legislation and because of the uncertainty of the Aluminum Goods Mfg. Co. proceeding with their building program, nothing would be done to build the houses which the Secretary had been previously authorized to proceed with.

No further business appearing, the meeting was adjourned.

Robert Suddard

Secretary

George Vits

Jos. Koenig

G. A. Magee

F. W. Eggers

Geo. S. Hamilton

Minutes of a Directors Meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 29th day of October, 1923, at 2:00 o'clock P. M., pursuant to consent of all Directors.

Meeting was called to order by Joseph Koenig, President.

All members present by consent of all Directors.

Minutes of the previous meeting were read and approved.

It was decided that in view of the continued shortage of houses in Two Rivers, the Secretary be authorized to proceed with the construction of five (5) two-flat buildings, cost not to exceed Seven Thousand (\$7000.00) Dollars each without lots; this price to include plumbing and furnaces.

An offer having been made on property on which to build the houses, on motion of George Vits, (which was carried), the Secretary was authorized to purchase for the Housing Company the following lots:

Lots Twenty-one (21), Twenty-two (22), Thirty (30), Thirty-five (35), and Thirty-seven (37), all in Millionaires Row Addition in the City of Two Rivers, Wisconsin, according to the recorded plat thereof, for the sum of Two Thousand Seven Hundred Fifty (\$2750.00) Dollars.

Mr. Vits offered the following resolution:

RESOLVED, that the issuing of deeds on the following be authorized and confirmed:

Name	Date	Amount	Lot	Block	Addition
Hamacheck Sons	8/28/19	\$2350.00	3	7	Hathaway
Edw. Morancy	1/10/20	2250.00	6	7	"
M. Van Lente	6/28/20	2350.00	12	7	"
H. McDonald	11/ 1/22	2300.00	2	7	Industrial
Hy. Ilk	11/ 9/20	2300.00	1	6	"
A. Watruba	5/20/20	2300.00	3	6	"
T. Lesperance	2/12/20	2140.00	4	6	"
Wm. Martell	4/ 9/19	2275.00	3	1	"
S. Freye	5/27/19	2250.00	4	1	"
J. Tangen	3/29/21	2595.00(Note)	3	2	"
J. Ceslick	12/31/22	2450.00(")	4	3	"
A. Kluth	8/31/20	2750.00	4	4	"
W. Kelliher	12/31/22	2712.25(Note)	6	5	"
G. Haman	10/27/19	1850.00	12	12	Hathaway
H. Heimer	6/25/23	2200.00(Note)	5	1	Industrial
H. Mutzbauer	7/11/23	1885.00	10	12	Hathaway
E. Eberhardt	3/23/20	1870.00	2	1	Industrial

No further business appearing, the meeting was adjourned.

J. H. Egger

Geo. J. Hamilton

George Vits

Joe. Koenig

L. A. Magee

A. C. Summers

Robert L. ...
Secretary

RECORD OF MINUTES

Minutes of a meeting of the of

held at

Minutes of the annual stockholders meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Wednesday, April 16, 1924 at 1:30 o'clock P. M.

All stockholders were present in person and have signed these minutes to evidence waiver of notice of meeting.

Meeting called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed all stockholders present.

President Koenig announced that a representative of the East Wisconsin Trustee Company was present, thereupon the following names were offered for Directors for the ensuing year and elected by the Stockholders:

For Aluminum Goods Mfg. Co. - - - - - Joseph Koenig
A. C. Kummerow
G. A. Magee
George Vits

The Hamilton Mfg. Co. - - - - - Geo. S. Hamilton
T. W. Suddard

F. Eggers Veneer Seating Co. - - - - - F. W. Eggers

The report of the Secretary and Treasurer was presented and same was accepted and approved.

There being no further business, on motion the meeting was adjourned.

T. W. Suddard
Secretary

Aluminum Goods Mfg. Co.

George Vits
Pres.

F. Eggers Veneer Seating Co.

F. W. Eggers
Secretary

The Hamilton Mfg. Co.

Geo S Hamilton
Pres.

George Vits
G A Magee
Joe Koenig
A C Kummerow
Geo S Hamilton

East Wisconsin Trustee Co. by *Charles H. Lee*

RECORD OF MINUTES.

Minutes of a meeting of the _____ of _____
 held at _____
 on the _____ day of _____ A. D. 19____ at _____ o'clock
 M., pursuant to _____

Minutes of a Directors Meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 16th day of April, 1924, at 2:00 o'clock P. M., pursuant to consent of all Directors.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present:

Joseph Koenig
 A. Kummerow
 G. A. Magee
 T. W. Suddard
 F. W. Eggers

The following Directors were absent:

George Vits
 Geo. S. Hamilton

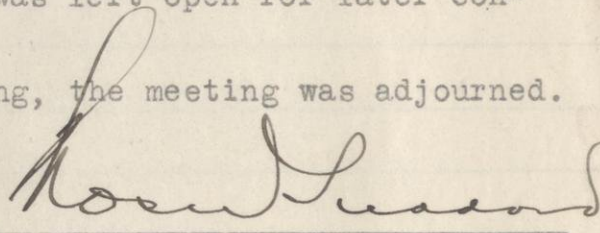
Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Joseph Koenig, President
 F. W. Eggers, Vice President
 T. W. Suddard, Secretary-Treasurer

The matter of distributing some of the contracts and deeds to the various stockholding companies of the Two Rivers Housing Company was discussed and the matter was left open for later consideration.

No further business appearing, the meeting was adjourned.


 Secretary

Joseph Koenig
George Vits
A. Kummerow
G. A. Magee
Geo. S. Hamilton
F. W. Eggers

Minutes of the annual stockholders meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Saturday, February 21, 1925, at 1:30 o'clock P. M.

All stockholders were present in person and have signed these minutes to evidence waiver of notice of meeting.

Meeting called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed all stockholders present.

President Koenig announced that a representative of the East Wisconsin Trustee Company was present, thereupon the following names were offered for Directors for the ensuing year and elected by the stockholders: ✓

For Aluminum Goods Mfg. Co. - - - - - Joseph Koenig
A. C. Kummerow ✓
G. A. Magee
George Vits

The Hamilton Mfg. Co. - - - - - Geo. S. Hamilton ✓
T. W. Suddard

F. Eggers Veneer Seating Co. - - - - - F. W. Eggers

The report of the Secretary and Treasurer was presented ✓ and same was accepted and approved.

There being no further business, on motion the meeting was adjourned.

Howard Suddard
Secretary

Aluminum Goods Mfg. Co.

George Vits.
President

F. Eggers Veneer Seating Co.

F. W. Eggers
Secretary

The Hamilton Mfg. Co.

Geo. S. Hamilton
President

George Vits.

Jos. Koenig
G. A. Magee

A. C. Kummerow
F. W. Eggers

Geo. S. Hamilton

Minutes carried
Quartette sang
East Wisconsin Trustee Co

Minutes of a meeting of the
held at
on the day of A. D. 19 at o'clock
M., pursuant to

Minutes of a Directors' Meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 21st day of February, 1925, at 2:00 o'clock P. M., pursuant to consent of all directors.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present:

Joseph Koenig
A. Kummerow
G. A. Magee
T. W. Suddard
F. W. Eggers
Geo. S. Hamilton
George Vits

Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Joseph Koenig, President
F. W. Eggers, Vice President
T. W. Suddard, Secretary-Treasurer

The policy to be pursued for the coming year was discussed at some length.

It was decided that, as far as possible, all houses not already sold, be disposed of during the coming year so that the general work in connection with the operation of the affairs of the Company could be reduced to a minimum within a year, if possible. In view of this policy, the Secretary was instructed to inform the manager that his services would be dispensed with as soon as all property now unsold was disposed of, thus giving him a reasonable length of time to make some new connection satisfactory to him.

The matter of vacant lots was discussed and it was decided unanimously that the Secretary be authorized to dispose of lots from time to time as buyers presented themselves to purchase the lots for building purposes.

The subject of financing contractors building houses in Two Rivers was discussed at some length and it was decided that the Secretary be authorized to enter into negotiations with builders along these lines and that when a suitable arrangement had been finally arrived at, a special meeting of the Board of Directors might be called to approve whatever plan was contemplated.

The matter of painting all of the property of the Company, both that which is unsold and that which has been sold on contract, was discussed and it was decided that the Secretary be authorized to make the necessary arrangements for painting all property during the summer months.

Minutes of a meeting of the of

The following property having been deeded to the names indicated, on motion of George Vits, seconded by A. Kummerow, the action of the officers of issuing these deeds was ratified and confirmed:

Name	Date of Contract	Selling Price	Lot	Block	Addition
Hans Hansen	6/21/19	\$2,420.00	2	7	Hathaway
Richard Zander	5/7/19	2,450.00	11	7	"
L. C. Hawkins	4/16/19	2,450.00	9	7	"
Stephen Maruga	2/12/20	2,300.00	1	7	Industrial
Arthur Martin	4/17/19	2,300.00	2	6	"
A. A. Kohls	3/13/19	2,300.00	1	1	"
Albert Ciha	5/ 2/23	2,725.00	6	6	"
Roman Fechhelm	5/15/20	2,928.00	2	5	"
Chas. Brandtner	6/14/19	3,510.00	5	8	City of T.R.
Geo. Dent	12/17/19	1,870.00	11	12	Hathaway
B. J. Neuman	3/35/24	3,200.00	44	-	Edgewood
C. Steinke	5/14/23	2,475.00	9	4	Industrial
Silas Koeser	10/ 7/19	2,508.00	1	2	"
Carl Boness	4/28/22	2,400.00	2	3	"
Anton Ertman	6/29/20	2,425.00	4	7	Hathaway

No further business appearing, the meeting was adjourned.

Robert M. Adams
Secretary

George Vits

John Koenig

G. A. Neafsey

A. C. Kummerow

W. A. Eggar

Ernest Hamilton

Minutes of the annual stockholders meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Monday, April 26, 1926, at 10 o'clock A. M., pursuant to notice sent to all stockholders reading as follows:

"TO THE STOCKHOLDERS OF THE TWO RIVERS HOUSING CO.

Two Rivers, Wisconsin
April 21, 1926

"Dear Sir:

The annual meeting of the stockholders of the Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Co. on Monday, April 26, 1926, at 10 o'clock A. M.

Yours truly,

(Signed) Thos.W.Suddard

Secretary-Treasurer"

All stockholders were present in person and have signed these minutes to evidence waiver of notice of meeting.

Meeting called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed all stockholders present.

President Koenig announced that a representative of the East Wisconsin Trustee Company was present, thereupon the following names were offered for Directors for the ensuing year and elected by the stockholders:

For Aluminum Goods Mfg. Co. - - - - -	Joseph Koenig
	A. C. Kummerow
	G. A. Magee
	George Vits

Hamilton Manufacturing Co. - - - - -	Geo. S. Hamilton
	T. W. Suddard

F. Eggers Veneer Seating Co. - - - - -	F. W. Eggers
--	--------------

The report of the Secretary and Treasurer was presented and same was accepted and approved.

The Secretary informed the stockholders that the Schuette Real Estate Co. of Manitowoc, Wis., had made an offer for all unimproved or vacant real estate owned by the Company, their offer being to pay substantially as follows:

They will pay the original purchase price of the property plus taxes, special assessments since the purchase and in addition One Thousand Dollars (\$1,000.00) interest, or slightly less than one-seventh (1/7) of the interest charged for carrying the property from the time of its purchase by the Two Rivers Housing Company.

Minutes of a meeting of the

Held at

On motion of Geo. Vits, seconded by F. W. Eggers, the Secretary was authorized to enter into a contract for and on behalf of this Company to complete the sale with the understanding that approximately one-half (1/2) cash was to be paid at the time of the delivery of the deed and the balance within sixty (60) days thereafter, to be covered by a note of the Schuette Real Estate Company, and furthermore that the contract be so drawn as to require the building of twenty-five (25) houses by the Schuette Real Estate Company on the property affected within a period of two years.

Adopted.

On motion of G. A. Magee, seconded by Adolph Kummerow, it was decided that a review of the remaining property of the Company be made by the Secretary and that a report be prepared showing the places of employment of the various occupants of houses of the Company. When same is prepared, Secretary is to call a special meeting of the stockholders of the Company to consider the distribution of the assets of the Company.

Adopted.

No further business appearing, the meeting was adjourned.

Robert L. Adams
Secretary

Aluminum Goods Mfg. Co.

George Vits
President

George Vits

F. Eggers Veneer Seating Co.

F. W. Eggers
Secretary

Jos. Koenig
F. W. Eggers

Hamilton Manufacturing Co.

Geo. J. Hamilton
President

A. C. Kummerow
G. A. Magee
Geo. J. Hamilton

Minutes of a Directors' Meeting of the Two Rivers Housing Company held at Two Rivers, Wisconsin, on the 26th day of April, 1926, at 10:30 A. M. pursuant to consent of all directors.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present:

Joseph Koenig
A. Kummerow
G. A. Magee
T. W. Suddard
F. W. Eggers
Geo. S. Hamilton
George Vits

Minutes of the previous meeting were read and approved.

The following officers were named and unanimously elected:

Joseph Koenig, President
F. W. Eggers, Vice President
T. W. Suddard, Secretary-Treasurer

The following property having been deeded to the names indicated, on motion of George Vits, seconded by A. Kummerow, the action of the officers of issuing these deeds was ratified and confirmed:

Name	Date of Contract	Selling Price	Lot	Block	Addition
Arthur J. Rahn	10/27/25	350.00	6		Edgewood
Hugo Hammernick	3/15/26	350.00	35		Edgewood
Herbin Duvalle	1/14/20	2,750.00	1 & 2	6	Hathaway
A. Lesperance	12/22/19	2,640.00	5	6	Industrial
Richard Krenke	2/23/20	2,750.00	2	2	"
John Watson	6/3/25	4,100.00	4	2	"
Geo. Kluth	10/20/20	2,887.75	1	3	"
Chas. Dodge	4/15/20	2,907.50	5	3	"
Herman Wilke	5/25/20	3,317.00	7	5	"
St. Mark's Cong.	5/ 1/25	3,150.00	6	3	Victory
John Watson	5/12/20	3,225.00	5	3	"
Jos. Kriztschke	11/29/22	1,950.00	1	12	Hathaway
Van Gates	11/ 5/19	1,870.00	8	12	"
Wm. F. De Broux	11/12/25	2,390.00	9	12	"
Mrs. Frank Miller	6/12/22	3,000.00	7	12	"
Jos. Bohne	7/ 9/20	1,870.00	2	15	"
John Harrington	8/ 6/19	1,870.00	3	15	"
Mrs. Wm. Dolan	3/23/20	2,750.00	6	8	"
Fred Schultz	9 1/21	2,750.00	3	5	"
Mrs. Hannah Althein	5/3/25	3,700.00	11		Edgewood

No further business appearing, the meeting was adjourned.

T. W. Suddard
Secretary

George Vits
Jos. Koenig
F. W. Eggers
A. Kummerow
G. A. Magee
Geo. S. Hamilton

Minutes of a special meeting of the stockholders of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, on Wednesday, September 29, 1926, at 10 o'clock A. M., pursuant to notice sent to all stockholders reading as follows:

"TO THE STOCKHOLDERS OF THE TWO RIVERS HOUSING CO.

Two Rivers, Wisconsin
September 23, 1926

"Dear Sir:

Please take notice that there will be a Special Meeting of the stockholders of the Two Rivers Housing Company at the office of Hamilton Manufacturing Co. on Wednesday, September 29, 1926, at 10 o'clock A.M. to consider dissolution of the Corporation.

Yours truly,

(Signed) Thos.W.Suddard

Secretary"

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following stockholders present in person or by proxy, representing 1998 shares out of a total of 2000 shares:

Joseph Koenig
G. A. Magee
George Vits
T. W. Suddard
F. W. Eggers
Aluminum Goods Mfg. Co. represented by its
President, George Vits
Hamilton Manufacturing Co. represented by T. W. Suddard
as proxy
F. Eggers Veneer Seating Co. represented by F. W. Eggers
as proxy

Minutes of the previous meeting were read and approved.

Then ensued a discussion of the advisability of dissolving the corporation.

The Secretary presented a statement showing the condition of the business as of September 1, 1926, showing the distribution of property to the various companies and after considering this and other matters, it was decided that the meeting should be adjourned

to Monday, October 11, 1926, at 10 o'clock A. M. for further consideration of the matter.

On motion of George Vits, seconded by G. A. Magee, the Secretary was instructed to take immediate action to have a settlement on the house sold to Newman Nash.

Meeting adjourned to October 11, 1926.

Paul Nadar
Secretary

Aluminun Goods Mfg. Co.

George Vits
President

George Vits

F. Eggess Veneer Seating Co.

F. H. Eggess
Secretary

Jos. Koenig
F. H. Eggess

Hamilton Manufacturing Co.

Geo. Hamilton
President

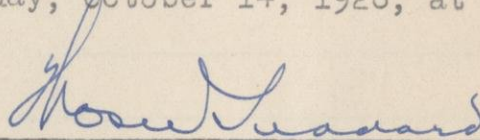
A. C. Zimmerman
G. A. Magee
Geo. Hamilton

Minutes of the adjourned special meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, Monday, October 11, 1926, at 10 o'clock A. M., pursuant to decision reached by stockholders in the special meeting of September 23, 1926.

The meeting was called to order by Joseph Koenig, President; Thos. W. Suddard, Secretary, present and acting as such.

Roll call by the Secretary disclosed the following stockholders present: Joseph Koenig and Thos. W. Suddard.

There being no quorum present, on motion the meeting was adjourned to Thursday, October 14, 1926, at 10 o'clock A. M.

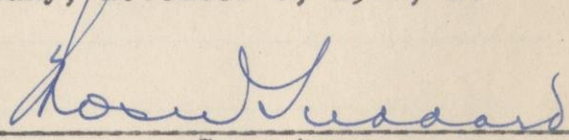

Secretary

Minutes of the adjourned special meeting of the Two Rivers Housing Company, held at Two Rivers, Wisconsin, Thursday, October 14, 1926, at 10 o'clock A. M., pursuant to decision reached by stockholders in the special meeting of September 23, 1926.

The meeting was called to order by Joseph Koenig, President; Thos. W. Suddard, Secretary, present and acting as such.

Roll call by the Secretary disclosed the following stockholders present: Joseph Koenig and Thos W. Suddard.

There being no quorum present, on motion the meeting was adjourned to Monday, November 8, 1926, at 11 o'clock A. M.


Secretary

Adjourned meeting of the stockholders of the Two Rivers Housing Company held at Two Rivers, Wisconsin, Monday, November 8, 1926, at 11 o'clock A. M.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following stockholders present in person:

Geo. Vits	A. C. Kummerow
Joseph Koenig	F. W. Eggers
G. A. Magee	T. W. Suddard

Geo. Vits presented the following resolution:

"WHEREAS, under date of November 1, 1926, a written communication was signed by Aluminum Goods Manufacturing Company and by The Hamilton Manufacturing Company and by F. Eggers Veneer Seating Company, as owners of all of the capital stock of Two Rivers Housing Company, which written communication was delivered to East Wisconsin Trustee Company, with whom certificates for all of the outstanding stock of the Housing Company have heretofore been deposited; and

"WHEREAS, said written communication so delivered to the East Wisconsin Trustee Company stated that said Two Rivers Housing Company had agreed to purchase from F. Eggers Veneer Seating Company all of the latter's stock of said Housing Company, and directed the Trustee Company to deliver all of the Eggers Company's certificates of stock in the Housing Company to said Eggers Company, and directed said Trustee Company to continue in force the trusteeship under which it had been acting as to all of the remaining stock of the Housing Company deposited with said Trustee Company; now therefore

"RESOLVED, by the stockholders of Two Rivers Housing Company, that the making, signing and delivery of the foregoing written communication be, and the same hereby is ratified, approved and confirmed.

"RESOLVED FURTHER, by said stockholders, that said Two Rivers Housing Company be, and it hereby is, authorized and empowered to purchase, with corporate funds, all of the shares of its stock heretofore held by F. Eggers Veneer Seating Company and by its nominee, F. W. Eggers, for the price heretofore agreed upon with said Eggers Company; and that said stock, when purchased, be cancelled, and the outstanding capital stock of said Housing Company be reduced accordingly."

Adopted.

F. W. Eggers tendered his resignation as vice president of this company and on motion of G. A. Magee, seconded by A. C. Kummerow, the same was accepted.

Geo. Vits named J. F. Magee to fill the unexpired term of F. W. Eggers. This motion was seconded by A. C. Kummerow and carried.

On motion of A. C. Kummerow, seconded by Geo. Vits, it was decided that Newman Nash's services be dispensed with on

RECORD OF MINUTES.

December 31, 1926, unless in the opinion of the Secretary, it is deemed necessary to retain his services for sometime further.

No other business appearing, the meeting adjourned,

Roscoe Hazard
Secretary

Aluminum Goods Mfg. Co.

X George Vits
President

F. Eggers Veneer Seating Co.

F. Eggers
Secretary

Hamilton Manufacturing Co.

Geo. Hamilton
President

X Jos. Koenig Pres.

George Vits

X A. E. Zimmerman

G. A. Magee

Geo. Hamilton

F. Eggers

NOTE

The following pages are arranged for the keeping of the accounts

Special meeting of the Board of Directors of Two Rivers Housing Company held at Two Rivers, Wisconsin, Monday, November 8, 1926, at 11:45 o'clock A. M.

Meeting was called to order by Joseph Koenig, President.

Roll call by the Secretary disclosed the following Directors present:

Joseph Koenig
A. Kummerow
G. A. Magee
T. W. Suddard
George Vits

On motion of G. A. Magee, seconded by Geo. Vits, J. F. Magee was named to fill the vacancy caused by F. W. Eggers.

Carried.

J. F. Magee was elected the new vice president of this Company to fill the vacancy made by Mr. Eggers.

The note due from the Schuette Real Estate Company on November 1, not having been paid, it was decided that they are to be asked to make the payment or give a new note that could be discounted at the bank to secure funds, if necessary, for payment to the F. Eggers Veneer Seating Co. for their stock.

It was decided that inasmuch as there is considerable work in connection with the transferring of the books of the Company, no action be taken in the matter of the transfer of the same to the keeping of J. F. Magee until January 1, 1927.

No further business appearing, the meeting was adjourned.

Handwritten Signature
Secretary

George Vits.

Jos. Koenig Pres.

A. C. Kummerow

G. A. Magee

Geo. Suddard

F. W. Eggers

Special meeting of the Board of Directors of Two Rivers Housing Company held at Two Rivers, Wisconsin, Monday, August 8, 1927, at 10 o'clock A. M., in the office of the Secretary, by consent of all directors.

Meeting was called to order by Joseph Koenig, President.

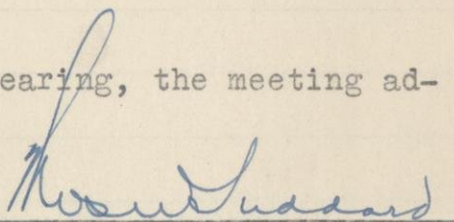
Roll call by the Secretary disclosed the following Directors present:

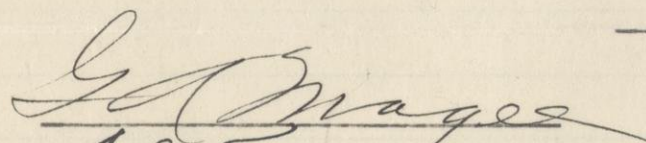
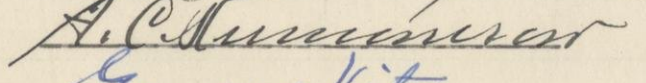
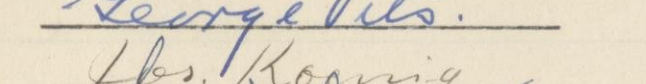
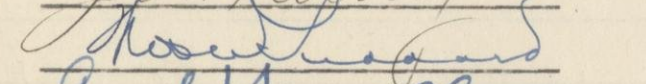
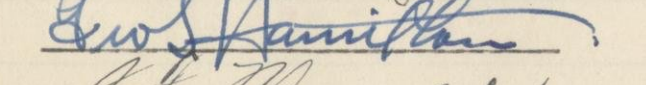
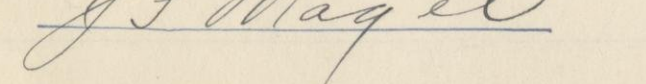
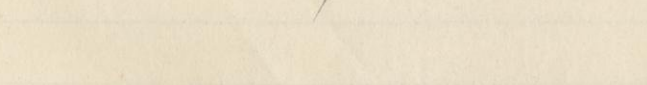
Joseph Koenig
A. Kummerow
G. A. Magee
Geo. S. Hamilton
T. W. Suddard
George Vits

On motion of George Vits, seconded by Geo. S. Hamilton, it was decided to pay a cash dividend of fifteen percent (15%) on the stock of the Company, this dividend to be paid by the Treasurer from time to time as funds are available.

Carried.

No further business appearing, the meeting adjourned.


Secretary

REGISTER OF ORIGINAL AND

No. of Certificate		Date		STOCKHOLDER - NAME	Shares in each Scale	Leaf Page
Original	Re-issue	Month	Day Year			
				Two Rivers, Wisconsin,		
				May 31, 1928.		

A special meeting of the Board of Directors of Two Rivers Housing Company was held on this date, at two o'clock P. M., at the office of T. W. Suddard, by consent of all directors. All of the directors were personally present and have signed these minutes to evidence such presence and their waiver of notice.

Meeting called to order by J. F. Magee, Vice President. The Treasurer presented to the directors comparative statement of assets and liabilities of the company for the three years ending December 31, 1925, 1926, and 1927. These statements showed that during said three years the company's indebtedness for borrowed money had been extinguished, and its general indebtedness reduced to less than \$1,000, and its capital stock reduced, by purchase of certain shares, to \$135,000; also that the company's surplus at the end of 1927 was \$6,734.06. The Treasurer stated to the Board that the company could properly declare a cash dividend sufficient to absorb its surplus; also that as the company proceeded with the process of selling off its properties, and converting its assets into cash or good first mortgages, there would be a diminished need for the use of the One Hundred Thirty-five Thousand Dollars (\$135,000) of capital now outstanding,

After discussion the following resolution was offered by director George Vits and unanimously adopted:

WHEREAS, the capital stock of Two Rivers Housing Company is now owned by Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company (except for one share each held by the directors of Two Rivers Housing Company to qualify them as such) in the proportion of two-thirds thereof by Aluminum Goods Manufacturing Company and one-third thereof by Hamilton Manufacturing Company; and

WHEREAS, Two Rivers Housing Company, after payment of a cash dividend sufficient to absorb its present surplus, will have cash on hand which will

no longer be needed as capital for the purpose of carrying on the business of said company; and

WHEREAS, it is expected that Two Rivers Housing Company will continue to convert its assets into cash or into salable first mortgages, which in turn can be converted into cash; and

WHEREAS, it has been determined by this Board of Directors that Two Rivers Housing Company shall not purchase additional properties or make further use of its capital after the same has been converted into cash; now therefore

RESOLVED, by the Board of Directors of Two Rivers Housing Company, that the Treasurer of said company be and he hereby is authorized and empowered to purchase from the stockholders of said company, from time to time, shares of the stock of said company, at the par value thereof, or \$100 per share, and to cancel and retire such shares as purchased, thus gradually reducing the outstanding stock of the company.

RESOLVED FURTHER, that said Treasurer be, and he hereby is, instructed to purchase two shares of said stock from Aluminum Goods Manufacturing Company and one share of said stock from Hamilton Manufacturing Company simultaneously, and in the same proportion for larger amounts of said stock.

RESOLVED FURTHER, that the Treasurer be authorized and empowered to use the cash of the company, as the same accumulates and is not needed for the purpose of carrying on its business, from time to time for making the purchases of stock hereby authorized, and that said Treasurer report to the Board of Directors after each such purchase, as to the amount of stock purchased and retired and as to the remaining amount of outstanding capital stock of the company; the Board of Directors reserving the right to terminate purchases of said stock by further action at any time.

RESOLVED FURTHER, that there be and there hereby is declared a dividend on all the outstanding stock of the company equal in amount to the company's present surplus, payable in cash forthwith pro rata to the holders of such stock of record on this date.

There being no further business to come before this meeting of the Board of Directors, the meeting was on motion duly adjourned.

Robert L. Leland
Secretary

Jos. Koenig Pres.

Attest:

George Vito

A. C. Summers
J. F. Magee
G. A. Magee
Geo. Hamilton

Special meeting of Stockholders of Two Rivers Housing Company held at Two Rivers, Wisconsin, November 4, 1930, at 1:30 P.M.

Meeting was called to order by J. F. Magee, Vice President.

Roll call by the Secretary disclosed all stockholders present, representing entire issued capital stock of the company.

The Treasurer presented his report showing the operations and financial position of the company for the year 1929. It was adopted and ordered placed on file.

Mr. George Vits offered the following resolution:

"WHEREAS, the annual meeting of stockholders of Two Rivers Housing Company, for the election of directors and the transaction of corporate business, ought to have been held on the 13th day of January, 1930, but was not held on said date; and

"WHEREAS, all directors of the company then in office have held over and are now directors; and

"WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election that ought to have been held on the date set for the annual meeting of stockholders; now, therefore,

"RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company, to serve as such until the next annual meeting of stockholders or until their respective successors shall be elected."

Adopted: Ayes, ⁽⁹⁵⁷⁾~~(95,708)~~ shares; Nos, None.
J. W. S.

An election by ballot being had pursuant to the foregoing resolution, the following were unanimously elected directors in accordance therewith:

George Vits
A.C. Kummerow
G.A. Magee
R.J. Findlan
Geo. S. Hamilton
T.W. Suddard
W.G. Dickson

No further business appearing, the meeting was adjourned.

Aluminum Goods Mfg. Co.

George Vits
President

Hamilton Manufacturing Co.

Geo S Hamilton
President

W. G. Dickson
Secretary.

Attest:

Frank Allen
Secretary, East Wisconsin
Trustee Company.

W. G. Dickson
Geo S Hamilton
G. A. Magee
George Vits
R. J. Findlan

Two Rivers, Wisconsin
November 19, 1930.

On this date at two o'clock P. M. a special meeting of the Board of Directors of Two Rivers Housing Company was held, pursuant to consent of all directors. Roll call by the Secretary disclosed the following directors present:

A. Kummerow
G. A. Magee
T. W. Suddard
Geo. S. Hamilton
George Vits

There being no President or Vice-President, the Secretary called the meeting to order and stated that the purpose of the meeting was the election of officers. Whereupon, the following officers were named and unanimously elected:

G.A.Magee - President
W.G.Dickson - Vice-President
T.W.Suddard - Secretary and Treasurer.

The following property having been deeded to the names indicated, on motion by George Vits seconded by A. Kummerow, the action of the officers in issuing these deeds was ratified and confirmed:

NAME	Date of Contract or Deed	SELLING PRICE	Lot	Block	Addition
Clarence Elliott	9/19/20	\$3186.75	5	7	Hathaway
Adolph Belinske	8/26/19	2400.00	1	7	"
Chas. LeClaire	4/14/24	2400.00	4	12	"
Stanley Martin	4/2/24	2414.00	5	12	"
Aaron Emond	2/28/23	2700.00	6	12	"
John M.Dawley	2/15/24	1870.00	7	15	"
Norman Gagnon	4/29/20	3150.00	10	8	"
Jos. Dennis	1/19/20	2600.00	4	5	"
Ira R. Ariens	12/8/19	2575.00	5	2	Industrial
John J. Zilk	4/30/20	3150.00	3	3	"
Chas. Griep	4/17/24	4000.00	3	4	"
Stephen P.Gregor	9/1/23	2510.00	1	5	"
Louis Parent	4/24/25	3000.00	11	5	"
Hugo Hamernik	8/2/26	200.00	N. 45' of Lot 36		Edgewood
John Burgard	5/1/22	3400.00	S. 93 1/4' of Lot 36		"
Mrs.Tina Nash	9/26/27	4458.48	7	94	City of T.R.
Thos.W.Suddard	5/7/26	287.90	1	1	Grumann's
Ditto	5/7/26	287.91	2	1	"
"	5/7/26	287.91	3	1	"
"	5/7/26	287.92	4	1	"
"	5/7/26	287.94	5	1	"
"	5/7/26	220.42	10	1	"
Hamilton Mfg.Co.	5/7/26	100.00	2	A	Picnic Hill
Ditto	5/7/26	100.00	5	A	" "
"	5/7/26	100.00	17	A	" "
Schuette Construc- tion Company	5/6/26	\$29,700 (\$24,360)-	As described in Deed and Contract.		

The following resolution was offered by A. Kummerow and unanimously adopted:

"WHEREAS, on the 26th day of November, 1926, J. F. Magee was elected a director and also vice-president of this corporation; and

"WHEREAS, at the time of his said election, said J. F. Magee was not the owner of any shares of the capital stock of this corporation, and was therefore not qualified to hold the office of either director or vice-president; and

"WHEREAS, at the present time the said J. F. Magee is the owner of shares of the capital stock of this corporation, and is therefore qualified to hold the office of director and vice-president, and has been duly elected a director of this corporation and the vice-president thereof; and

WHEREAS, while the said J.F. Magee was so acting as a director and as vice-president of this corporation, but was not qualified to hold such offices, - by authority of the Board of Directors of this corporation, executed as vice-president for and in behalf of this corporation, certain deeds of conveyance of real estate and other contracts and instruments.

Now, therefore, be it

"RESOLVED, that all acts and things done by said J. F. Magee acting as vice-president of this corporation by authority of the Board of Directors, while disqualified to hold the office of vice-president, be and the same hereby are ratified and confirmed, with the same force and effect as such acts and things would have if said J. F. Magee at the time of doing the same was in fact the vice-president of this corporation, and this corporation shall in all things be bound thereby.

"RESOLVED FURTHER, that all conveyances of real estate executed by authority of the Board of Directors of this corporation to any person whomsoever, by said J. F. Magee acting as vice-president thereof, while not eligible to hold such office, be and the same hereby are in all things ratified and confirmed, and this corporation shall be bound by such conveyances with the same force and effect as if the said J. F. Magee at the time of the execution of said conveyances was in fact and in deed the duly elected, qualified and acting vice-president of this corporation".

No further business appearing, the meeting was adjourned.

Robert Guadard
Geo S Hamilton
J. A. Magee
W. G. Dickson
George Vits
R. J. Friedman

Robert Guadard
 Secretary.

RE-ISSUED STOCK CERTIFICATES

No. of Trans.	Date Month Day Year	TRANSFERRED TO	ADDRESS	Certificate Re-issued No. No. of Shares	Certificate Surrendered No. No. of Shares
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Two Rivers, Wisconsin
December 15, 1930.

Special meeting of the Board of Directors of Two Rivers Housing Company was held on this date at two o'clock P.M., at the office of T. W. Suddard, by consent of all directors. All of the directors were personally present and have signed such minutes to evidence such presence and their waiver of notice.

Meeting was called to order by G. A. Magee.

The Treasurer stated that the cash surplus of the company, as of December 31st, would be in excess of Six Thousand (\$6,000.00) Dollars, and that outside of possible delinquent taxes on the part of buyers of houses there would be no expenditures necessary and that it would, therefore, be entirely safe to pay out a dividend of Five (\$5.00) Dollars per share.

Whereupon, Mr. George Vits offered the following resolution:

"RESOLVED, That a dividend of Five (\$5.00) Dollars per share on all the outstanding stock of the company be paid to the holders of such stock of record on this date, on December 30, 1930."

Adopted.

There being no further business to come before this meeting of the Board of Directors, the meeting was duly adjourned.

H. A. Magee
G. W. Suddard
H. A. Magee
W. G. Dickson
George Vits
R. J. Lindlow

H. A. Magee
 Secretary.

REGISTER OF ORIGINAL AND

Two Rivers, Wisconsin
February 27, 1931.

On this date at ten o'clock A.M. a special meeting of the Board of Directors of Two Rivers Housing Company was held.

Meeting was called to order by G. A. Magee, President.
The following directors were present:

G. A. Magee
W. G. Dickson
A. C. Kummerow
R. J. Findlan

In the absence of Secretary Suddard, President Magee appointed A. C. Kummerow as Secretary Pro tem.

This meeting was called to elect an assistant secretary for the specific purpose of signing Warranty Deed of the Two Rivers Housing Company to Wilfred Lesperance, due to Mr. Lesperance's illness, the secretary, T. W. Suddard, being out of the city.

Motion was made, seconded and carried that W. G. Dickson be authorized to act as assistant secretary in this particular case.

No further business appearing, the meeting was adjourned.

A. C. Kummerow
Secretary Pro tem.

G. A. Magee
W. G. Dickson
A. C. Kummerow
G. W. Suddard
W. G. Suddard
George Vito
R. J. Findlan

RE-ISSUED STOCK CERTIFICATES

No. of Shares	Date Month Day Year	TRANSFERRED TO	ADDRESS	Certificate Re-issued Shares	Certificate Surrendered No. of Shares
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NOTICE OF MEETING OF BOARD OF DIRECTORS

July 7, 1931.

TO THE MEMBERS OF BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE, that a meeting of
the Board of Directors of the Two Rivers Housing
Company will be held at the office of Hamilton
Manufacturing Company on Tuesday, July 14th, at
ten o'clock A.M.

Yours truly,

Secretary.

REGISTER OF ORIGINAL AND

No. of Certificate		Date		STOCKHOLDER'S NAME	ADDRESS	Shares in each Certificate	Lodge Page
Original	Re-Issue	Month	Day Year				

Two Rivers, Wisconsin
July 14, 1931.

On this date at ten o'clock A.M. a meeting of the Board of Directors of Two Rivers Housing Company was held pursuant to call.

Roll call by the Secretary disclosed the following directors present:

George Vits
R. J. Findlan
G. A. Magee
George S. Hamilton
W. G. Dickson
T. W. Suddard

The President called the meeting to order and stated that there being a quorum present, the Board could proceed with any business that might come before it.

The Treasurer stated that the cash surplus of the company was sufficient to cover all current liabilities and leave a balance of Five (\$5.00) Dollars per share on the 957 shares of stock of the company now outstanding. Whereupon George Vits offered the following resolution:

"RESOLVED, that a dividend of Five (\$5.00) Dollars per share on all the outstanding stock of the company be paid to the holders of such stock of record on this date, as of July 15th, 1931."

Adopted.

After a general discussion of the affairs of the company, there being no further business to come before the meeting, the same was duly adjourned.



Secretary.

RE-ISSUED STOCK CERTIFICATES

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
March 9, 1932

A special meeting of the Directors of Two Rivers Housing Company was held at Two Rivers, Wisconsin, on March 9th, 1932, at three o'clock P.M.

Meeting was called to order by G. A. Magee, President.

Mr. Magee appointed W. G. Dickson to act as Secretary Pro Tem of the meeting.

Roll call of the Directors showed the following present in person: Messrs. G.A. Magee, Geo. S. Hamilton, R.J. Findlan, A.C. Kummerow, W.G. Dickson.

George Vits, the remaining members of the Board, was absent, but has appended his signature to these minutes for the purpose of evidencing his consent to the holding of the meeting and waiver of notice thereof.

Mr. Magee reported the death of Thos.W. Suddard, a member of the Board and Secretary and Treasurer of the Company, and called attention to the vacancy on the Board of Directors due to his death and also to the vacancy in the office of Secretary-Treasurer.

On motion duly made and carried, the Directors proceeded under the provisions of Article 4 of the By-Laws to elect H.C. Gowran to fill the unexpired term of Thos. W. Suddard as Director of Two Rivers Housing Company.

On motion duly made and carried, the Directors proceeded under the provisions of Article 4 of the By-Laws to elect W.G. Dickson, a stockholder, to fill the unexpired term of Thos. W. Suddard as Secretary-Treasurer of Two Rivers Housing Company.

No further business appearing, the meeting was adjourned sine die.

Attest

G. A. Magee
Geo. S. Hamilton
R. J. Findlan
A. C. Kummerow
H. C. Gowran
W. G. Dickson
Directors.

W. G. Dickson
Secretary.

REGISTER OF ORIGINAL AND

No. of Certificates	Date	STOCKHOLDER'S NAME	Shares in each Certificate	Ledger Page
Original	Release	Month	Day	

SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
March 9, 1932

On this day at 3:30 o'clock P.M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company on the date above set forth, pursuant to call.

Meeting was called to order by G.A. Magee, President; W.G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed that all stockholders were present in person or by proxy, representing the entire issued capital stock of the company.

The Treasurer presented his report showing the operations and financial condition of the company for the year 1931. It was adopted and ordered placed on file.

The minutes of the previous meetings were read by the Secretary and approved.

Mr. A.C. Kummerow offered the following resolution:

RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company, not heretofore approved, be and hereby are approved.

RESOLVED FURTHER, that all actions of the Directors be and hereby are approved, ratified and confirmed as if recorded herewith.

On motion of R.J. Findlan, seconded by Geo. S. Hamilton, the action of the Directors in issuing a deed on Lot 3, Block 7, Industrial Addition to the City of Two Rivers to Wilfred Lesperance, during the year 1931, was ratified and confirmed.

Mr. Geo. S. Hamilton offered the following resolution:

WHEREAS, the annual meeting of Two Rivers Housing Company for the election of Directors and transaction of corporate business should have been held on the 11th day of January, 1932, but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of stockholders, now, therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the Company, to serve as such until the next annual meeting of the stockholders or until their respective successors shall be elected.

RE-ISSUED STOCK CERTIFICATES

No. of Trans.	Date Month Day Year	TRANSFERRED TO	ADDRESS	Certificate Re-issued		Certificate Surrendered	
				No.	No. of Shares	No.	No. of Shares

Adopted: Ayes, 957; Noes, none.

An election by ballot being held pursuant to the foregoing resolution, the following were unanimously elected Directors in accordance therewith:

George Vits
A.C. Kummerow
R.J. Findlan
G.A. Magee
Geo. S. Hamilton
H.C. Gowran
W.G. Dickson

No further business appearing, the meeting was adjourned.

W.G. Dickson
Secretary.

ALUMINUM GOODS MFG. CO.

A. Vits
President

HAMILTON MANUFACTURING CO.

Geo S Hamilton
President

Attest:

Oran Alter
East Wisconsin Trustee Co.

G.A. Magee
GV

Geo S Hamilton

R.J. Findlan

A.C. Kummerow

H.C. Gowran

W.G. Dickson

Directors.
Stockholders

President's Call for Special Meeting of Stockholders of
TWO RIVERS HOUSING COMPANY

March 22, 1933.

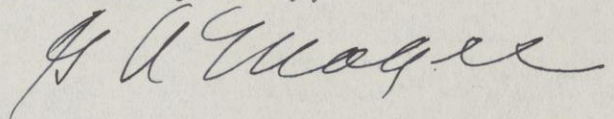
Mr. W. G. Dickson
Secretary of the Two Rivers Housing Co.
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of its stockholders, to be held at three o'clock P.M., on the 29th day of March, 1933, in the office of HAMILTON MANUFACTURING COMPANY, for the purpose of electing a Board of Directors of the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the Board of Directors since the last annual meeting of the stockholders and transacting such other business as may properly come before the meeting:

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company in accordance with the requirements of its by-laws.

Yours very truly,

A handwritten signature in cursive script, appearing to read "J. A. Magee".

President

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
March 9, 1932.

On this day at four o'clock P.M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the annual stockholders' meeting and pursuant to call of the President. All Directors have signed these minutes as evidence of their notice of meeting and their waiver of written notice.

Meeting was called to order by G.A. Magee, President; W.G. Dickson, Secretary, present and acting as such. On calling the roll the following Directors were found to be present, constituting a quorum of the Board:

G.A. Magee
R.J. Findlan
Geo. S. Hamilton
A.C. Kummerow
W.G. Dickson

The minutes of the previous meetings of the Board of Directors held during the past year were read and approved. Motion was made by R.J. Findlan, seconded and carried, that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of Two Rivers Housing Company be and hereby are approved, ratified and confirmed the same as if recorded herewith.

The following resolution was presented by Geo.S.Hamilton:

RESOLVED, that this Board proceed by ballot to elect officers for the ensuing year, or until their successors have been elected.

Adopted.

Pursuant to said resolution, a ballot was had resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

G.A. Magee - President
A.C. Kummerow- Vice President
W.G. Dickson - Secretary and Treasurer

No further business appearing, the meeting was adjourned sine die.

Attest:

W.G. Dickson
Secretary.

GAM

GV

GSH

RJF

ACK

HCG

G.A. Magee

Geo. S. Hamilton

R.J. Findlan

A.C. Kummerow

W.G. Dickson

W.G. Dickson

Directors.

SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
March 29, 1933

On this day at 3:00 o'clock P.M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, on the date above set forth, pursuant to call by the President.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed that all stockholders were present in person or by proxy, representing the entire issued capital stock of the company.

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1932. It was adopted and ordered placed on file.

The minutes of the previous meetings were read by the Secretary and approved.

Mr. A. C. Kummerow offered the following resolution:
which was unanimously adopted.

RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company, not heretofore approved, be and hereby are approved.

RESOLVED FURTHER, that all actions of the Directors be and hereby are approved, ratified and confirmed as if recorded herewith: More particularly the action of the directors in issuing a deed on Lot 8, Block 7, Hathaway Addition, on March 10, 1932, to Harry Guehlsdorf, and the repossession of House No. 41, located on Lot 6, Block 3, Industrial Addition, as of July 1, 1932.

Mr. H. C. Gowran offered the following resolution:
which was unanimously adopted.

WHEREAS, the annual meeting of Two Rivers Housing Company for the election of Directors and transaction of corporate business should have been held on the 9th day of January, 1933, but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of stockholders; now, therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company, to serve as such until the next annual meeting of the stockholders, or until their respective successors shall be elected.

Adopted: AYES - 957; Noes - none.

An election by ballot being held pursuant to the foregoing resolution, the following were unanimously elected Directors in accordance therewith:

George Vits
A. C. Kummerow
R. J. Findlan
G. A. Magee
Geo. S. Hamilton
H. C. Gowran
W. G. Dickson

No further business appearing, the meeting was adjourned.

W. G. Dickson

Secretary.

ALUMINUM GOODS MFG. CO.

A. J. Tate
President

Attest:

East Wisconsin Trust Co.

GAM

Y. A. Kozlov

GV

GSA

Geo Hamilton

HAMILTON MANUFACTURING CO.

Geo. J. Hamilton
President

R J F

ACK

pt CG

H. C. Summers
H. G. Gowan
W. C. Dickson

~~Directors.~~
Stockholders

PRESIDENT'S CALL FOR SPECIAL MEETING OF DIRECTORS OF
TWO RIVERS HOUSING COMPANY

March 22nd, 1933

To the Secretary of
Two Rivers Housing Co.:

In accordance with the authority ~~invested~~ invested in me by the By-Laws of this company, I hereby call a special meeting of the Board of Directors to be held in the office of Hamilton Manufacturing Company at 3:30 o'clock P.M. on the 29th day of March, 1933, for the purpose of electing officers and for the transaction of any other business in connection therewith that may be necessary: and you are hereby instructed to send out notices of said meeting as required by the By-Laws of this company.

G. A. Magee
President

NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS

Two Rivers, Wisconsin
March 23, 1933

To the Members of the Board of Directors
of the Two Rivers Housing Company:

PLEASE TAKE NOTICE, that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Wednesday, March 29, 1933, at 3:30 P.M.

W. G. Dixon
Secretary

STOCK TRANSFER

SPECIAL MEETING OF THE BOARD OF DIRECTORS

No. of Trans.	Date of Transfer Month Day Year	Part Surrendered No. of Shares	For value received we, the undersigned, hereby sell, transfer and assign to the person whose name is written below the certificate containing the above shares
			Two Rivers, Wisconsin March 29, 1933.

On this day at 3:30 o'clock P.M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the annual stockholders' meeting and pursuant to call of the President.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. On calling the roll, the following Directors were found to be present, constituting a quorum of the Board:

G. A. Magee
R. J. Findlan
Geo. S. Hamilton
H. C. Gowran
A. C. Kummerow
W. G. Dickson

The minutes of the previous meetings of the Board of Directors held during the past year were read and approved. Motion was made by A. C. Kummerow, seconded and carried, that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of Two Rivers Housing Company be and hereby are approved, ratified and confirmed the same as if recorded herewith.

Following a discussion of the financial statement and resources of the company, the following resolution was presented by A.C.Kummerow:

RESOLVED, that effective April 1, 1933, the company reduce the interest rate charged on unpaid balances on land contracts from 6% to 5% per annum, calculated on monthly balances.

Adopted.

The following resolution was presented by H. C. Gowran:

RESOLVED, that this board proceed by ballot to elect officers for the ensuing year, or until their successors have been elected.

Adopted.

Pursuant to said resolution, a ballot was had, resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

G. A. Magee - President
A. C. Kummerow - Vice President
W. G. Dickson - Secretary and Treasurer

No further business appearing, the meeting was adjourned sine die.

Attest

G. A. Magee G. A. M.

 G. V.

 R. J. F.

A. C. Kummerow A. C. K.

Geo. S. Hamilton G. S. H.

H. C. Gowran H. C. G.

W. G. Dickson

Directors.

W. G. Dickson
Secretary.

RECORD

SPECIAL MEETING OF THE BOARD OF DIRECTORS

To Whom Transferred

Certificate Number

No.

No. of Shares

Date

Day

Year

Under the provisions of the certificate of incorporation and the number of shares represented thereby set opposite the respective names.

Two Rivers, Wisconsin
April 20, 1934

Special meeting of the Board of Directors of Two Rivers Housing Company was held by consent of all directors, notice being waived, at the office of Hamilton Manufacturing Company on the above date, at the hour of 3:30 o'clock P. M.

The meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. On calling the roll, the following directors were found to be present, constituting a quorum of the Board:

G. A. Magee
A. C. Kummerow
H. C. Gowran
W. G. Dickson

The President explained that the purpose of the meeting was to fill the vacancies existing on the Board of Directors, due to the deaths of George Vits and R. J. Findlan, and to the resignation of Geo. S. Hamilton.

On motion duly made and carried, the members proceeded, under the provisions of Section 7 of Article 4 of the By-Laws to elect A. J. Vits, a stockholder, to fill the unexpired term of George Vits; John F. Walton, Jr., a stockholder, to fill the unexpired term of R. J. Findlan; and Edward P. Hamilton, a stockholder, to fill the unexpired term of Geo. S. Hamilton.

No further business appearing, the meeting was adjourned sine die.

W. G. Dickson
Secretary.

Attest:

G. A. Magee
A. C. Kummerow
H. C. Gowran
W. G. Dickson
Directors.

President's Call for Special Meeting of Stockholders of
TWO RIVERS HOUSING COMPANY

April 19, 1934.

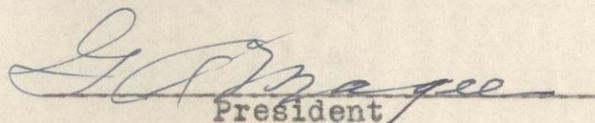
Mr. W. G. Dickson
Secretary of the Two Rivers Housing Co.
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of its stockholders, to be held at three o'clock P.M., on the 25th day of April, 1934, in the office of Hamilton Manufacturing Company, for the purpose of electing a Board of Directors of the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the Board of Directors since the last annual meeting of the stockholders and of transacting such other business as may properly come before the meeting:

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company in accordance with the requirements of its by-laws.

Yours very truly

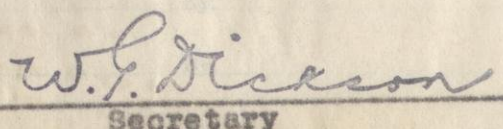

President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
April 20, 1934.

To the Stockholders of
Two Rivers Housing Co:

Please take notice that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company on Wednesday, April 25th, 1934, at 3 o'clock P.M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders, and transacting such other business as may properly come before the meeting.


Secretary

RECORD

To Whom Transferred	No. of Shares Transferred	Certificate Issued	Date of Delivery of New Certificate	We, the undersigned, hereby acknowledge receipt of the certificate of stock and the sum of shares represented thereby set opposite respective names.
SPECIAL MEETING OF THE STOCKHOLDERS				

Two Rivers, Wisconsin
April 25, 1934

On this day at eleven o'clock A. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company on the date above set forth, pursuant to call by the President and notice of meeting to all stockholders for a meeting to be held at three o'clock P.M.

By consent of all stockholders, the hour of the meeting was changed to eleven o'clock A. M. on this same day.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. Roll call by the Secretary disclosed that all stockholders were present in person, with the exception of A. J. Vits, who has appended his signature to evidence his consent to the holding of the meeting and his waiver of notice thereof, and the Secretary informed the meeting that stockholders present constituted a quorum.

The minutes of the previous meeting were read by the Secretary and approved.

H. C. Gowran offered the following resolution which was unanimously adopted:

RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company, not heretofore approved be, and hereby are, approved.

RESOLVED FURTHER, that all actions of the directors be, and hereby are, approved, ratified and confirmed as if recorded herewith.

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1933. It was adopted and ordered placed on file.

The Secretary stated that the number of shares held by stockholders issued in the name of Aluminum Goods Manufacturing Company, including qualifying shares issued in the names of members of the Aluminum Goods Manufacturing Company organization totalled 637-1/4 shares, whereas two-thirds of the outstanding stock of the company equalled 638 shares. Similarly, the number of shares held by stockholders in the name of Hamilton Manufacturing Company, including qualifying shares issued in the names of members of Hamilton Manufacturing Company totalled 319-3/4 shares, whereas one third of the outstanding stock of the company equalled 319 shares. He further stated that this excess of 3/4 of a share issued to the Hamilton group and the shortage of 3/4 of a share issued to the Aluminum group resulted from the erroneous issue in 1931 of 3/4 of a share formerly issued in the name of Joseph Koenig, which was reissued in the name of W. G. Dickson, whereas said 3/4 of a share in the name of W. G. Dickson should have been issued from stock holdings in the name of Hamilton Manufacturing Company. He further stated that it seemed advisable to reissue all shares at the present

STOCK TRANSFER

No. of Trans.	Date of Transfer Month Day Year	Cert. Surrendered No. No. of Shares	For value received, we, the undersigned, hereby sell, transfer and assign to the persons whose names are set opposite the number of shares represented by the certificate surrendered and cancelled.
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time so that all qualifying shares be issued for one share each.

After discussion, E. P. Hamilton offered the following resolution, which was unanimously adopted:

RESOLVED, that all Capital Stock certificates of Two Rivers Housing Company be called in as of April 25, 1934, and new certificates be re-issued therefor, as of the same date, to show the following stock holdings of stockholders:

Hamilton Manufacturing Co.	-	316 shares
H. C. Gowran	-	1 share
W. G. Dickson	-	1 share
E. P. Hamilton	-	1 share
Aluminum Goods Mfg. Co.	-	634 shares
A. J. Vits	-	1 share
John F. Walton, Jr.	-	1 share
G. A. Magee	-	1 share
A. C. Kummerow	-	1 share

Following a discussion, the following resolution was offered by H. C. Gowran, duly seconded and unanimously adopted:

WHEREAS, the Annual Meeting of Two Rivers Housing Company for the election of directors and transaction of corporate business should have been held on the 8th day of January 1934, but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of election which should have been held on the date set for the annual meeting of stockholders; now, therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company, to serve as such until the next annual meeting of the stockholders, or until their respective successors shall be elected.

President Magee announced that a representative of the East Wisconsin Trust Company was present. Thereupon, the following names were offered for directors for the ensuing year, or until their successors shall be elected, in accordance with the terms of the Trust Agreement, requiring five directors representing the Aluminum Goods Manufacturing Company and two directors representing Hamilton Manufacturing Company:

For Aluminum Goods Manufacturing Company:

A. J. Vits	By	Atty.
John F. Walton, Jr.	By	Atty.
G. A. Magee	By	Atty.
A. C. Kummerow	By	Atty.
W. G. Dickson	By	Atty.

RECORD

To Whom Transferred	No. of Shares Transferred	Certificate Issued		Date of Delivery of New Certificate			We, the undersigned, hereby acknowledge receipt of the certificate of stock and the num- ber of shares represented thereby set opposite our respective names.
		No.	No. of Shares	Month	Day	Year	

For Hamilton Manufacturing Company:

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes, 957; Noes, none.
Whereupon, President Magee declared the above named directors
elected.

No further business appearing, the meeting was adjourned.

W. C. Dickson
Secretary

ALUMINUM GOODS MFG. COMPANY

A. J. Vito
President.

Attest:

East Wisconsin Trust Co.
Trust Officer

HAMILTON MANUFACTURING CO.

HCG H. C. Gowran
President

GAM

G. A. Magee

JFW

John F. Walton

AJ.V

A. J. Vito

ACK

A. C. Chambers

HCG

H. C. Gowran

EPH

E. P. Hamilton

W. C. Dickson
Stockholders.

STOCK TRANSFER

No. of Shares	Date of Transfer	Cert. Surrendered	No. of Shares	For value received	the person or persons who are set opposite the number of shares represented by the certificate surrendered and cancelled.
	Month Day Year	No.	No. of Shares		

PRESIDENT'S CALL FOR SPECIAL MEETING OF DIRECTORS OF

TWO RIVERS HOUSING COMPANY

April 19, 1934.

To the Secretary of
Two Rivers Housing Co.:

In accordance with the authority vested in me by the By-laws of this company, I hereby call a special meeting of the Board of Directors to be held in the office of Hamilton Manufacturing Company at 3:30 o'clock P.M. on the 25th day of April, 1934, for the purpose of electing officers and for the transaction of any other business in connection therewith that may be necessary: and you are hereby instructed to send out notices of said meeting as required by the By-Laws of this company.

G. A. Magee
President

NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS

Two Rivers, Wisconsin
April 20, 1934

To the Members of the Board of Directors
of the Two Rivers Housing Company:

PLEASE TAKE NOTICE, that a meeting of the Board of Directors of the Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Wednesday, April 25th, 1934, at 3:30 P.M.

W. E. Dickson
Secretary

RECORD

No. of Shares Transferred	Certificate Issued	Date of Delivery of New Certificate	Was the undersigned, hereby acknowledging receipt of the certificate of stock and the amount thereof set opposite
SPECIAL MEETING OF THE BOARD OF DIRECTORS			

Two Rivers, Wisconsin
April 25, 1934

On this day at 11:30 o'clock A. M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the special annual meeting of the stockholders and pursuant to call of the President.

By consent of the directors the meeting was held at 11:30 o'clock A. M. on this same day instead of at 3:30 o'clock P. M. as given in the President's notice and in notice of Directors' Meeting.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. On calling the roll, the following directors were found to be present, constituting a quorum of the Board:

G. A. Magee
John F. Walton, Jr.
A. C. Kummerow
H. C. Gowran
E. P. Hamilton
W. G. Dickson

The minutes of the previous meetings of the Board of Directors held during the past year were read and approved. Motion was made by E. P. Hamilton, seconded and carried, that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of Two Rivers Housing Company be, and hereby are, approved, ratified and confirmed, the same as if recorded herewith.

Following a discussion of the Financial Statement and resources of the company, the following resolution was offered by A. C. Kummerow:

RESOLVED, that the land contract entered into on May 26, 1933, with Sylvester Copisky, on Lot No. 2, Block 5, Hathaway Addition of the City of Two Rivers, be and it hereby is ratified.

RESOLVED FURTHER, that the quit claim deed dated May 20, 1933, given Mrs. Lottie Johnson on the same piece of property be, and it hereby is also ratified.

Adopted.

The following resolution was presented by H. C. Gowran:

RESOLVED, that this Board proceed to elect by ballot, officers for the ensuing year or until their successors shall have been elected.

Adopted.

Pursuant to said resolution, a ballot was had, resulting in the unanimous election of the following officers for the

current year, or until their successors are elected:

G. A. Magee - President

A. C. Kummerow- Vice-President

W. G. Dickson - Secretary and Treasurer

No further business appearing, the meeting was adjourned sine die.

W. G. Dickson
Secretary

Attest:

Attest:
G. L. Magee G. A. M.

A. J. Vite ATW

John D. Walton JFW

H. C. Townsend ACK

E. J. Hamilton

N. G. Lawan

W. G. Dickson

Directors.

PRESIDENT'S CALL FOR SPECIAL MEETING OF STOCKHOLDERS OF

TWO RIVERS HOUSING COMPANY

To Whom Transferred	No. of Shares	Certificate Issued	Date of Delivery of New Certificate	We, the undersigned, hereby acknowledge receipt of the certificate of stock and the number of shares represented thereby are opposite respective names.
		No.	No. of Shares	

May 22, 1935

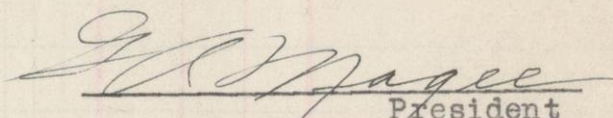
Mr. W. G. Dickson
Secretary of Two Rivers Housing Co.
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of its stockholders, to be held at 2:30 o'clock P.M., on this 29th day of May, 1935, in the office of Hamilton Manufacturing Company, for the purpose of electing a Board of Directors of the company to serve for the ensuing year; of approving and ratifying all the acts and proceedings of the Board of Directors since the last annual meeting of the stockholders, and for the transaction of such other business as may properly come before the meeting;

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company in accordance with requirements of its by-laws.

Yours very truly,


President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF TWO RIVERS HOUSING COMPANY

May 23, 1935

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on *Wednesday* May 29, 1935, at 2:30 o'clock P.M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year; of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders; and for the transaction of such other business as may properly come before the meeting.


Secretary

SPECIAL MEETING OF THE STOCKHOLDERS

Two Rivers, Wisconsin
May 29, 1935

On this day at 2:30 o'clock P. M. a special meeting of the Stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to call by the President, and notice of meeting to all stockholders, copy of which appears on the preceding page.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. Roll call by the Secretary disclosed that all stockholders were present in person, with the exception of H. C. Gowran, who has appended his signature to evidence his consent to the holding of the meeting and ratification of all action taken. The Secretary informed the meeting that stockholders present constituted a quorum.

The minutes of the previous meeting were read by the Secretary and approved.

A. C. Kummerow offered the following resolution, which was unanimously adopted:

RESOLVED, That all minutes covering meetings of the stockholders of Two Rivers Housing Company, not heretofore approved, be and hereby are approved.

RESOLVED FURTHER, That all actions of the directors be and hereby are approved, ratified, and confirmed as if recorded herewith.

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1934. It was adopted and ordered placed on file.

^{Stockholder}
Director E. P. Hamilton offered the following resolution which was unanimously adopted:

WHEREAS, the Annual Meeting of Two Rivers Housing Company for the election of directors and transaction of corporate business should have been held on the 14th day of January 1935, but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the Annual Meeting of Stockholders; now, therefore

RESOLVED, That the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company to serve as such until the next Annual Meeting of the stockholders, or until their respective successors shall be elected.

President Magee announced that a representative of the East Wisconsin Trustee Company was present to vote the shares held in escrow by that company under terms of Trust Agreement, issued in the name of Aluminum Goods Manufacturing Co. and Hamilton Manufacturing Company. Thereupon, the following names were offered for directors for the ensuing year or until their successors shall be elected, in accordance with terms of the Trust Agreement, requiring five directors representing the Aluminum Goods Manufacturing Co. and two directors representing Hamilton Manufacturing Company:

For Aluminum Goods Manufacturing Company:

A. J. Vits
John F. Walton, Jr.
G. A. Magee
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company:

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes, 957; Noes, none. Whereupon, President Magee declared the above named directors elected.

No further business appearing, the meeting was adjourned.

ALUMINUM GOODS MFG. COMPANY

A. J. Vits
President

HAMILTON MANUFACTURING CO.

H. C. Gowran
President

W. G. Dickson
Secretary.

Attest:

Boyd B. Baskin Trust Officer
East Wisconsin Trustee Co.

A. J. Vits
G. A. Magee 30 m
A. C. Kummerow 200
E. P. Hamilton
H. C. Gowran
John F. Walton, Jr.
W. G. Dickson
Stockholders.

declared at the _____

meeting on the _____

day _____

No. of
Certs.No. of
Shares

PRESIDENT'S CALL FOR SPECIAL MEETING OF DIRECTORS OF
TWO RIVERS HOUSING COMPANY

ADDRESS _____

May 22, 1935

TO THE SECRETARY OF
TWO RIVERS HOUSING COMPANY:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the Board of Directors, to be held in the office of Hamilton Manufacturing Company at 3:00 o'clock P.M. on the 24th day of May, 1935, for the purpose of electing officers and for the transaction of any other business in connection therewith that may be necessary: and you are hereby instructed to send out notices of said meeting as required by the laws of this company.

J. H. Magee
President.

NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS

Two Rivers, Wisconsin
May 22, 1935

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF THE TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE, that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on May 24, 1935, at 3:00 o'clock P.M.

W. F. Dixon
Secretary.

of the

of A. D. 19 Payable

A. D. 19

No. of
Dividend
CheckWe the undersigned hereby acknowledge receipt
of the dividends of the above named stock for the date written.

SPECIAL MEETING OF THE BOARD OF DIRECTORS

How receipted for when
not in personTwo Rivers, Wisconsin
May 29, 1935

On this day at three o'clock P. M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the special Annual Meeting of the Stockholders, and pursuant to call of the President, copy of which call and notice appear on the preceding page.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. On calling the roll, the following directors were found to be present, constituting a quorum of the Board:

A. J. Vits
G. A. Magee
John F. Walton, Jr.
A. C. Kummerow
E. P. Hamilton
W. G. Dickson

The minutes of the previous meeting of the Board of Directors were read and approved. Motion was made by E. P. Hamilton, seconded and carried, that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of Two Rivers Housing Company be, and hereby are, approved, ratified and confirmed, the same as if recorded herewith.

Following a discussion of the Financial Statement and the resources of the company the following resolution was offered by A. C. Kummerow:

RESOLVED, that the action of the officers in accepting the Quit Claim Deed of Ralph Dett, dated May 7, 1934, on Lot 7, Block 8 of Hathaway's Subdivision, of all of fractional section 6, Township 19, north of Range 25, be and hereby is ratified.

RESOLVED FURTHER, that the action of the officers in delivering the Land Contract entered into on August 9, 1934, with Nancy Ertman on the same piece of property be and it hereby is also ratified.

Adopted.

The Secretary called the attention of the directors to the inconsistent policy of the company, which purported to share the relief cost of occupants of houses sold on land contract, where the lessee was unable to meet interest payments, and at the same time permitting this unpaid interest to be considered a reduction of equity in those land contracts; that several plans of adjustment had to be studied, but that the most practical of these plans appeared to be to use the January 1, 1931 equity as a basis of measure, and that where the present equity of the lessee was less than the equity of

declared at the _____

meeting on the _____

day _____

No. of
Cert.No. of
SharesAmount
of
DividendDate of Payment
Month Day YearHow
Paid

NAME

ADDRESS

January 1, 1931, because of inability to pay interest, that such account be adjusted to the equity of January 1, 1931, unless there be outstanding taxes, insurance, or other unpaid receivables, in which case said receivables should be considered a reduction of the January 1, 1931 equity; that when, because of inability of the industrial plants to give employment to the lessees the equity has been reduced below that of January 1, 1931, then the reduction in equities should be limited to the cash outlay for taxes, insurance, etc. Following discussion, Director Walton offered the following resolution:

RESOLVED, That all active installment land contract accounts of Two Rivers Housing Company, which as of December 31, 1934 showed an equity less than that of January 1, 1931, be adjusted to show an equity as of January 1, 1931, reduced by the amount of any outstanding taxes and insurance advanced against such account.

RESOLVED FURTHER, that for the year 1935 and until further action by the Board of Directors, the same policy be carried out where earnings from employment make it impossible for the lessee to meet interest payments.

Adopted.

The Treasurer stated that the cash on hand at the present time was about \$12,000, and that the surplus was in excess of \$10,000, after making allowance for the adjustments provided for by the Board in the previous resolution. He further stated that a five per cent (5%) cash dividend would amount to \$4,785 and a 10% dividend to \$9,570. Whereupon, E. P. Hamilton offered the following resolution:

RESOLVED, That a cash dividend of \$5.00 per share on all of the outstanding stock of the company be paid to the common stockholders of record on June 1, 1935.

Adopted.

Vits:

The following resolution was offered by A. J.

RESOLVED, that this Board proceed to elect by ballot officers for the ensuing year, or until their successors have been elected.

Adopted.

Pursuant to said resolution a ballot was had, resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

G. A. Magee - President

A. C. Kummerow - Vice President

W. G. Dickson - Secretary and Treasurer

of the

of A. D. 19 . Payable

A. D. 19

No. of
dividend
check

We, the undersigned, hereby acknowledge receipt
of the dividends set opposite our respective names on
the dates written.

ADDRESS

How receipted for when
not in person

No further business appearing, the meeting was
adjourned sine die.

W. G. Dixon
Secretary.

Attest:

A. J. Hite
J. A. Magee *Sam*
A. J. Thompson *ack*

H. G. Gannon
E. P. Hamilton

J. H. Walton
W. G. Dixon
Directors.

PRESIDENT'S CALL FOR SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

July 15, 1936

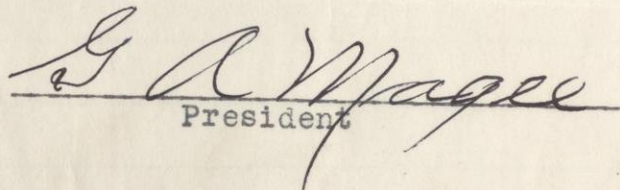
Mr. W. G. Dickson
Secretary of Two Rivers Housing Co.
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of its stockholders, to be held at 3:00 P. M. on the 20th day of July, 1936, in the office of Hamilton Manufacturing Company, for the purpose of electing a Board of Directors of the company to serve for the ensuing year; of approving and ratifying all the acts and proceedings of the Board of Directors since the last annual meeting of the stockholders; and for the transaction of such other business as may properly come before the meeting;

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company in accordance with requirements of its by-laws.

Yours very truly


President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

July 15, 1936

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE, that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Monday, July 20, 1936, at 3:00 P. M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year; of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders; and for the transaction of such other business as may properly come before the meeting.

Secretary

SPECIAL MEETING OF THE STOCKHOLDERS

Two Rivers, Wisconsin
July 20, 1936

On this day at 3:00 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to call by the President, and notice of meeting to all stockholders, copy of which appears on the preceding page.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. Roll call by the Secretary disclosed that all stockholders were present in person. The Secretary informed the meeting that stockholders present constituted a quorum.

The minutes of the previous meeting were read by the Secretary and approved.

A. C. Kummerow offered the following resolution, which was unanimously adopted:

"RESOLVED, That all minutes covering meetings of the stockholders of Two Rivers Housing Company, be and they hereby are approved.

RESOLVED FURTHER, That all actions of the directors since the meeting of May 29, 1935, be and they hereby are approved, ratified and confirmed, the same as if recorded herewith."

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1935. It was adopted and ordered placed on file.

Stockholder A. J. Vits offered the following resolution, which was unanimously adopted:

"WHEREAS, according to the By-Laws the annual meeting of Two Rivers Housing Company for the election of directors and transaction of corporate business should have been held on Monday, January 13, 1936 at 2 o'clock P. M., but was not held on that date; and

WHEREAS, It is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of stockholders; now, therefore,

RESOLVED, That the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company to serve as such until the next annual meeting of the stockholders or until their respective successors shall be elected."

President Magee announced that a representative of the East Wisconsin Trust Company was present to vote the shares held in escrow by that company under terms of trust agreement, issued in the name of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company. Thereupon, the following names were offered for Directors for the ensuing year or until their successors shall be elected, in accordance with terms of the trust agreement, requiring five directors representing the Aluminum Goods Manufacturing Company and two Directors representing Hamilton Manufacturing

declared at the

meeting on the

day

No. of
Cert.No. of
SharesAmount
of
DividendDate of Payment
Month Day YearHow
Paid

NAME

ADDRESS

Company:

For Aluminum Goods Manufacturing Company:

A. J. Vits
John F. Walton, Jr.
G. A. Magee
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company:

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes, 957; Noes,
none. Whereupon President Magee declared the above named
directors elected.

No further business appearing, the meeting was
adjourned.

W. G. Dickson
Secretary

ALUMINUM GOODS MANUFACTURING CO.

A. J. Vits
President

Attest:

HAMILTON MANUFACTURING COMPANY

H. C. Gowran
President

W. G. Dickson
East Wisconsin Trustee Co.

A. J. Vits

John F. Walton, Jr.
A. C. Kummerow
G. A. Magee
E. P. Hamilton
H. C. Gowran
W. G. Dickson
Stockholders

PRESIDENT'S CALL FOR SPECIAL MEETING OF DIRECTORS OF
TWO RIVERS HOUSING COMPANY

July 15, 1936

To the Secretary of
Two Rivers Housing Co.:

In accordance with the authority vested in me by the By-laws of this company, I hereby call a special meeting of the Board of Directors to be held at the office of Hamilton Manufacturing Company at 3:30 o'clock P. M. on the 20th day of July, 1936, for the purpose of electing officers and for the transaction of such other business in connection therewith that may be necessary; and you are hereby instructed to send out notices of said meeting as required by the By-laws of this company.

G A Magee
President

NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS

Two Rivers, Wisconsin
July 15, 1936

To the Members of the Board of Directors
of Two Rivers Housing Company:

PLEASE TAKE NOTICE, that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on July 20, 1936, at 3:30 o'clock P. M.

declared at the _____

meeting on the _____ day

No. of
Cert.No. of
SharesAmount
of
DividendDate of Payment
Month Day YearHow
Paid

NAME

ADDRESS

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
July 20, 1936

On this day at 3:30 o'clock P. M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the special annual meeting of the stockholders, and pursuant to call of the President, copy of which call and notice appear on the preceding page.

Meeting was called to order by G. A. Magee, President; W. G. Dickson, Secretary, present and acting as such. On calling the roll, the following directors were found to be present, constituting a quorum of the Board:

A. J. Vits
G. A. Magee
John F. Walton, Jr.
A. C. Kummerow
H. C. Gowran
E. P. Hamilton
W. G. Dickson

The minutes of the previous meeting of the Board of Directors were read and approved. Motion was made by E. P. Hamilton, seconded and carried, that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of Two Rivers Housing Company be and hereby are approved, ratified and confirmed, the same as if recorded herewith.

Following a discussion of the Financial Statement and the resources of the company the following resolution was offered by Director Walton:

"RESOLVED, that the action of the officers in repossessing House No. 43 - P. Malkowski, House No. 54 - Jos. Siminski, and House No. 98 - A. Burgard, on October 31, 1935, September 5, 1935 and September 12, 1935, respectively, be and hereby is ratified.

RESOLVED FURTHER, That the values placed on these properties indentering the properties on the records of the company, be and they hereby are also ratified."

Adopted.

Following a discussion of the declared value of the capital stock of the corporation, for capital stock tax purposes, on motion of H. C. Gowran, seconded and carried, a declared value of \$60,000 was approved by the Directors.

The following resolution was offered by H. C. Gowran:

"RESOLVED, That this Board proceed to elect by ballot officers for the ensuing year, or until their successors have been elected."

Adopted.

of the

A. D. 19

Payable

A. D. 19

No. of
Dividend
CheckWe the undersigned, hereby acknowledge receipt
of the dividends set opposite our names and
payable to us.

ALBANY

How received for whom
set in person

Pursuant to said resolution, a ballot was had,
resulting in the unanimous election of the following officers
for the current year, or until their successors are elected:

G. A. Magee - President
A. C. Kummerow - Vice President
W. G. Dickson - Secretary & Treasurer

No further business appearing, the meeting was
adjourned sine die.

W. G. Dickson
Secretary

Attest:

A. J. Vite

John H. Waller

A. C. Kummerow

G. A. Magee

E. B. Hammett

H. G. Luman

W. G. Dickson
Directors

VICE PRESIDENT'S CALL FOR SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

May 21, 1937

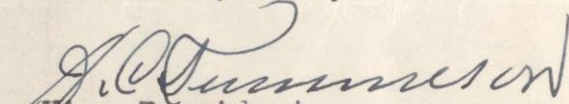
Mr. W. G. Dickson, Secretary of
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the stockholders to be held at 2:30 o'clock P. M. on the 28th day of May, 1937, in the office of Hamilton Manufacturing Company for the purpose of electing a board of directors for the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the board of directors since the last annual meeting of the stockholders, and of transacting such other business as may come before the meeting.

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company, in accordance with the requirements of its by-laws.

Yours very truly



Vice President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
May 21, 1937

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Friday, May 28, 1937, at 2:30 o'clock P. M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders, and for the transaction of such other business as may properly come before the meeting.


Secretary

of the,

of

A. D. 19

Payable

A. D. 19

No. of
dividend
checkWe, the undersigned, hereby acknowledge receipt
of the dividend set opposite our respective names on
the dates written

ADDRESS

How received for whom
not in person

SPECIAL MEETING OF THE STOCKHOLDERS

Two Rivers, Wisconsin
May 28, 1937

On this day at 2:30 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to call by the Vice President, and pursuant of notice of meeting to all stockholders, copy of which appears on the preceding page.

Meeting was called to order by A. C. Kummerow, Vice President; W. G. Dickson, Secretary, present and acting as such. Roll call by the Secretary disclosed that all stockholders, except G. A. Magee, were present in person. The Secretary informed the meeting that stockholders present constituted a quorum.

The minutes of the previous meeting were read by the Secretary and approved.

Stockholder E. P. Hamilton offered the following resolution, which was unanimously adopted:

"RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company, not heretofore approved, be and hereby are approved.

RESOLVED FURTHER, that all actions of the directors be and they hereby are approved, ratified and confirmed as if recorded herewith."

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1936. The report was adopted and ordered placed on file.

Stockholder A. J. Vits offered the following resolution, which was unanimously adopted:

"WHEREAS, according to the by-laws the annual meeting of Two Rivers Housing Company for the election of directors and the transaction of corporate business should have been held on the second Monday of January, or January 11, 1937, at 2 o'clock P. M. but was not held on that date, and

WHEREAS, it is considered proper by the stockholders of said company to elect a board of directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of stockholders; now therefore,

RESOLVED, that the stockholders of Two Rivers Housing Company, at this special meeting, proceed to elect by ballot seven directors of the company to serve as such until the next annual meeting of the stockholders, or until their successors shall be elected."

declared at the

meeting on the

day

Vice President Kummerow announced that a representative of the East Wisconsin Trust Company was present to vote the shares held in escrow by that company under terms of trust agreement, issued in the name of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company. Thereupon the following names were offered for directors for the ensuing year, or until their successors shall be elected, in accordance with the terms of the trust agreement, requiring five directors representing the Aluminum Goods Manufacturing Company and two directors representing Hamilton Manufacturing Company:

For Aluminum Goods Manufacturing Company

A. J. Vits
John F. Walton, Jr.
G. A. Magee
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes 957; Noes, none. Whereupon Vice President Kummerow declared the above named directors elected.

No further business appearing, the meeting was adjourned.

W. G. Dickson
Secretary

ALUMINUM GOODS MANUFACTURING COMPANY

A. J. Vits
President

ATTEST:

HAMILTON MANUFACTURING COMPANY

H. C. Gowran
President

W. G. Dickson
East Wisconsin Trust Company

AJV

A. J. Vits

JFW

John F. Walton, Jr.

ACK

A. C. Kummerow

HCG

H. C. Gowran

EPH

E. P. Hamilton

W. G. Dickson
Stockholders

VICE PRESIDENT'S CALL FOR SPECIAL MEETING OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

May 21, 1937

Mr. W. G. Dickson, Secretary of
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the board of directors to be held in the office of Hamilton Manufacturing Company at 3 o'clock P. M. on the 28th day of May, 1937, for the purpose of electing officers and for the transacting of any other business in connection therewith that may be necessary.

And you are hereby instructed to send out notices of said meeting as required by the by-laws of this company.

H. C. Summers
Vice President

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
May 21, 1937

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of the Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Friday, May 28, 1937 at 3 o'clock P. M.

W. G. Dickson
Secretary

declared at the _____

SPECIAL MEETING OF THE BOARD OF DIRECTORS on the _____

day _____

No. of Cert.	No. of Shares	Amount of Dividend	Date of Payment Month Day Year	How Paid	NAME	ADDRESS
					Two Rivers, Wisconsin	
					May 28, 1937	

On this day at 3 o'clock P. M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the special annual meeting of the stockholders, and pursuant to call of the Vice President, copy of which call and notice appear on the preceding page.

Meeting was called to order by A. C. Kummerow, Vice President; W. G. Dickson, Secretary, present and acting as such. On calling the roll, the following directors were found to be present, constituting a quorum of the board:

A. J. Vits
John F. Walton, Jr.
A. C. Kummerow
H. C. Gowran
E. P. Hamilton
W. G. Dickson

The minutes of the previous meetings were read and approved. Motion was made by Director A. J. Vits, seconded and carried, that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of Two Rivers Housing Company be and hereby are approved, ratified and confirmed as if recorded herewith.

Following a discussion of the financial statement of the resources of the company, the following resolution was offered by Director H. C. Gowran:

"RESOLVED, that the action of the officers in making a final settlement on October 29, 1936 for \$1,500.00 on the land contract with Harold Eberhardt be and it hereby is ratified and approved.

RESOLVED FURTHER, that the action of the officers in repossessing House No. 98 - Anton Burgard - during January 1936, be and it hereby is ratified and approved.

RESOLVED FURTHER, that the action of the officers in executing a land contract with Anton J. Korinek on October 14, 1936 at a price of \$2,717.25, be and it hereby is ratified and approved."

Adopted.

Following a report of business manager John Mezera as to the condition of the various properties owned by the corporation and the rent schedules in effect, on motion of A. J. Vits, seconded and carried, the business manager and secretary were authorized to make such repairs as, in their judgment, are required to keep the properties in proper condition, and to increase rent effective July 1st, approximately 10%.

The following resolution was offered by Director John F. Walton, Jr:

"RESOLVED, this Board proceed to elect by ballot, officers for the ensuing year or until their successors have been elected."

Adopted.

of the

of

A. D. 19

Payable

A. D. 19

Pursuant to said resolution, a ballot was had, resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

G. A. Magee	-	President
A. C. Kummerow	-	Vice President
W. G. Dickson	-	Secretary & Treasurer

No further business appearing, the meeting was adjourned sine die.

W. G. Dickson
Secretary

ATTEST:

A. J. V. A. J. V.

J. F. W. J. F. W.

A. C. Kummerow A. C. K.

H. G. Gump H. G. G.

E. P. Hammett E. P. H.

W. G. Dickson
Directors

Vice President's call for special meeting of stockholders of % per share
TWO RIVERS HOUSING COMPANY

declared at the

meeting on the day

No. of Certs.	No. of Shares	Amount Paid	Date of Payment Month Day Year	How Paid	NAME	ADDRESS

July 20, 1938

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the stockholders to be held at 2:30 P. M. on the 25th day of July, 1938, in the office of Hamilton Manufacturing Company for the purpose of electing a board of directors for the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the board of directors since the last meeting of the stockholders, and of transacting such other business as may come before the meeting.

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company, in accordance with the requirements of its by-laws.

Yours very truly

A. C. Thompson
Vice President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF TWO RIVERS HOUSING CO.

Two Rivers, Wisconsin
July 20, 1938

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Monday, July 25, 1938, at 2:30 o'clock P. M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders, and for the transaction of such other business as may properly come before the meeting.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE STOCKHOLDERS

A. D. 19

Two Rivers, Wisconsin
July 25, 1938.

On this day at 2:30 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to call by the Vice President, and pursuant to notice of meeting to all stockholders, copy of which appears on the preceding page.

In the absence of the President and Vice President, the meeting was called to order by W. G. Dickson, Secretary and A. J. Vits was voted Chairman of the meeting. Roll call by the Secretary disclosed that all stockholders except G. A. Magee, A. C. Kummerow and John F. Walton, Jr. were present in person. The Secretary informed the meeting that stockholders present constituted a quorum.

The minutes of the previous meeting were read by the Secretary and approved.

Stockholder E. P. Hamilton offered the following resolution, which was unanimously adopted:

"RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company, not heretofore approved, be and they hereby are approved.

RESOLVED FURTHER, that all actions of the Directors to date be and they hereby are approved, ratified and confirmed as if recorded herewith."

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1937. The report was adopted and ordered placed on file.

Stockholder H. C. Gowran offered the following resolution, which was unanimously adopted:

"WHEREAS, according to the By-Laws the annual meeting of Two Rivers Housing Company for the election of directors and the transaction of corporate business should have been held on the second Monday of January, or January 10, 1938, at 2 o'clock P. M., but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of the stockholders; now therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company to serve as such until the next annual meeting of the stockholders or until their successors shall be elected."

The Chairman announced that a representative of the East Wisconsin Trustee Company was present to vote the shares held in escrow by that company under terms of Trust Agreement, issued in the name of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company. Thereupon the

following names were offered for directors for the ensuing year, or until their successors shall be elected, in accordance with the Trust Agreement requiring five directors representing the Aluminum Goods Manufacturing Company and two directors representing Hamilton Manufacturing Company;

For Aluminum Goods Manufacturing Company

A. J. Vits
R. H. Fulton
H. C. Wentorf
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes 957; Noes, none. Whereupon Chairman A. J. Vits declared the above named directors elected.

No further business appearing, the meeting was adjourned.

W. G. Dickson
Secretary

ALUMINUM GOODS MANUFACTURING CO.

A. J. Vits
President

HAMILTON MANUFACTURING CO.

H. C. Gowran
President

ATTEST:

W. G. Dickson, Trust Officer
East Wisconsin Trust Company

AJV

A. J. Vits

HCG

H. C. Gowran

EPH

E. P. Hamilton

WGD

W. G. Dickson

Stockholders

Vice President's call for special meeting of directors of

TWO RIVERS HOUSING COMPANY

STOCKHOLDERS' LEDGER

No. of Shares Issued	Amount Paid on Stock	No. of Shares Transferred	Total Number of Shares Owned
----------------------------	----------------------------	---------------------------------	------------------------------------

July 20, 1938

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the board of directors to be held in the office of Hamilton Manufacturing Company at 3 o'clock P.M. on the 25th day of July, 1938, for the purpose of electing officers and for the transacting of any other business in connection therewith that may be necessary.

And you are hereby instructed to send out notices of said meeting as required by the by-laws of this company.

A. C. Summers
Vice President

**NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY**

No. of Shares Issued	Amount Paid on Stock	No. of Shares Transferred	Total Number of Shares Owned
----------------------------	----------------------------	---------------------------------	------------------------------------

Two Rivers, Wisconsin
July 20, 1938

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of the Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Monday, July 25, 1938, at 3 o'clock P. M.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
July 25, 1938.

On this day at 3 o'clock P. M. the Board of Directors of Two Rivers Housing Company met in the office of Hamilton Manufacturing Company immediately following the special annual meeting of the stockholders, and pursuant to call of the Vice President, copy of which call and notice appear on the preceding page.

Meeting was called to order by W. G. Dickson, Secretary, in the absence of the President and Vice President. On motion of Director E. P. Hamilton, seconded and unanimously carried, A. J. Vits was named Chairman of the meeting.

On calling the roll the following Directors were found to be present, constituting a quorum of the Board:

A. J. Vits
H. C. Gowran
E. P. Hamilton
W. G. Dickson
R. H. Fulton

The minutes of previous meetings were read and approved. Motion was made by Director R. H. Fulton, seconded and carried, that all actions of the officers of Two Rivers Housing Company, heretofore performed in the interests of the corporation, be and they hereby are approved, ratified and confirmed, the same as if recorded herewith.

Following a discussion of the financial statement of the resources of the company, the following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that the action of the officers in repossessing house no. 65 - E. Strezlecki - be and it hereby is ratified and approved.

RESOLVED FURTHER, that the officers be authorized and empowered to start foreclosure proceedings against Hans Gustavson, if continued efforts of the officers to secure quit-claim to land contract are unsuccessful."

Adopted.

The Business Manager, John Mezera, was called upon for a report on the condition of the various properties owned by the corporation and the rent schedules in effect. The Business Manager and Secretary were authorized to continue to make such repairs as, in their judgment, are required to keep the properties in proper condition. The Board also approved the recommendation of the Secretary that a declared value of \$40,000 be filed for capital stock tax purposes.

The following resolution was offered by Director R. H. Fulton:

"RESOLVED, that a cash dividend of \$5.00 per share on all of the outstanding common stock of the corporation be paid on August 1, 1938 to the common stockholders of record on August 1, 1938."

STOCKHOLDERS' LEDGER

Adopted.

The following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that this Board proceed to elect by ballot officers for the ensuing year or until their successors have been elected."

Adopted.

Pursuant to said resolution a ballot was had resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

A. C. Kummerow	-	President
H. C. Wentorf	-	Vice President
W. G. Dickson	-	Secretary & Treasurer

There being no further business the meeting was adjourned sine die.

W. G. Dickson
Secretary

ATTEST:

ASV A. J. Hite

HCG H. C. Gump

EPH E. P. Hamilton

WGO W. G. Dickson

RHF R. H. Fulton

Directors

STOCKHOLDERS' LEDGER

President's call for special meeting of stockholders of
TWO RIVERS HOUSING COMPANY

May 25, 1939

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the stockholders to be held at 2:30 P. M. on the 1st day of June, 1939, in the office of Hamilton Manufacturing Company for the purpose of electing a board of directors for the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the board of directors since the last meeting of the stockholders, and of transacting such other business as may come before the meeting.

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company, in accordance with the requirements of its by-laws.

Yours very truly

A. C. Thompson
President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF TWO RIVERS HOUSING CO.

Two Rivers, Wisconsin
May 27, 1939

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Thursday, June 1, 1939, at 2:30 o'clock P. M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders, and for the transaction of such other business as may properly come before the meeting.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE STOCKHOLDERS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
June 1, 1939

On this day at 2:30 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to call by the President, and pursuant to notice of meeting to all stockholders, copy of which appears on the preceding page.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed that all stockholders were present in person. The Secretary informed the meeting that stockholders present constituted a quorum.

Minutes of the previous meetings were read by the Secretary and approved.

Stockholder A. J. Vits offered the following resolution which was unanimously adopted:

"RESOLVED, That all minutes of meetings of Two Rivers Housing Company, not heretofore approved, be and they hereby are approved.

RESOLVED FURTHER, That all acts of the directors since the meeting of July 20, 1938 be and they hereby are approved, ratified and confirmed, the same as if recorded herewith."

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1938. The report was adopted and ordered placed on file.

Stockholder H.C. Gowran offered the following resolution, which was unanimously adopted:

"WHEREAS, according to the by-laws the annual meeting of Two Rivers Housing Company for the election of directors and the transaction of corporate business should have been held on the second Monday of January, or January, 9, 1939, but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of the stockholders; now therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company to serve as such until the next annual meeting of the stockholders or until their successors shall be elected."

The chairman announced that a representative of the East Wisconsin Trustee Company was present to vote the shares held in escrow by that company under the terms of trust agreement issued in the name of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company. Thereupon the following names were offered for directors for the ensuing year, or until their successors shall be elected, in accordance with the trust agreement requiring five directors representing the Aluminum Goods Manufacturing Company and two directors representing Hamilton Manufacturing Company:

For Aluminum Goods Manufacturing Company

A. J. Vits
R. H. Fulton
H. C. Wentorf
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes, 957; Noes, none. Whereupon Chairman A. C. Kummerow declared the above named directors elected.

No further business appearing, the meeting was adjourned.

W. G. Dickson
Secretary

ALUMINUM GOODS MANUFACTURING CO.

A. J. Vits
President

HAMILTON MANUFACTURING CO.

H. C. Gowran
President

ATTEST:

Robert H. Faust
East Wisconsin Trustee Company

A. C. Kummerow

H. C. Wentorf

A. J. Vits

R. H. Fulton

H. C. Gowran

E. P. Hamilton

W. G. Dickson
Stockholders

President's call for special meeting of directors of
TWO RIVERS HOUSING COMPANY

May 25, 1939

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the board of directors to be held in the office of Hamilton Manufacturing Company at 3 o'clock P. M. on the 1st day of June, 1939, for the purpose of electing officers and for the transacting of any other business in connection therewith that may be necessary.

And you are hereby instructed to send out notices of said meeting as required by the by-laws of this company.

Yours very truly

A. C. Summers
President

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
May 27, 1939

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of the Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Thursday, June 1, 1939, at 3 o'clock P. M.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
June 1, 1939

On this day at 3 o'clock P. M. the Board of Directors of Two Rivers Housing Company met at the office of Hamilton Manufacturing Company immediately following the special annual meeting of stockholders, and pursuant to call of the President, copy of which call and notice appear on the preceding page.

Meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

On calling the roll the following directors were found to be present, constituting a quorum of the Board:

A. J. Vits
H. C. Gowran
E. P. Hamilton
W. G. Dickson
R. H. Fulton
A. C. Kummerow
H. C. Wentorf

The minutes of previous meetings were read and approved. Motion was made by Director E. P. Hamilton, seconded and carried, that all actions of the officers of Two Rivers Housing Company, heretofore performed in the interests of the corporation, be and they hereby are approved, ratified and confirmed, the same as if recorded herewith.

Following a discussion of the financial statement of the resources of the company, the following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that the action of the officers in foreclosing land contract of Hans Gustavson be and it hereby is ratified and approved.

RESOLVED FURTHER, that the action of the officers in securing a quit claim deed from Elmer Boettcher and Eliza Boettcher, his wife, be and it hereby is ratified and approved."

Adopted.

The Business Manager, John Mezera, was called upon for a report on the condition of the various properties owned by the corporation and the rent schedule in effect. Following the discussion, the consensus of opinion of the members of the Board was that rent schedules remain as at present and that the Business Manager and Secretary continue to make such repairs, as in their judgment, are required to keep the properties in proper condition.

The following resolution was offered by Director H. C. Gowran:

"RESOLVED, that a cash dividend of \$5.00 per share on all of the outstanding common stock of the corporation be paid on June 15, 1939 to the common stockholders of record on June 15, 1939."

Adopted.

The following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that this Board proceed to elect by ballot officers for the ensuing year, or until their successors have been elected."

Adopted.

Pursuant to said resolution a ballot was had resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

A. C. Kummerow	- President
H. C. Wentorf	- Vice President
W. G. Dickson	- Secretary & Treasurer

There being no further business the meeting was adjourned sine die.

W. G. Dickson
Secretary

ATTEST:

A. C. Kummerow

H. C. Wentorf

A. J. White

R. H. Fulton

H. G. Gannon

E. P. Hamilton

W. G. Dickson

Directors

President' call for special meeting of stockholders of
TWO RIVERS HOUSING COMPANY

August 14, 1940

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the stockholders to be held at 2:30 P.M. on the 21st day of August, 1940, in the office of Hamilton Manufacturing Company for the purpose of electing a board of directors for the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the board of directors since the last meeting of the stockholders, and of transacting such other business as may come before the meeting.

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company, in accordance with the requirements of its by-laws.

Yours very truly

H. C. Summers
President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
August 14, 1940

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Wednesday, August 21, 1940, at 2:30 o'clock P. M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year, of approving and ratifying the acts and proceedings of the Board of Directors since the last meeting of the stockholders, and for the transaction of such other business as may properly come before the meeting.

W. G. Dickson
Secretary

SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
August 21, 1940

On this day at 2:30 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to call by the President and pursuant to notice of meeting to all stockholders, copy of which appears on the preceding page.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed that all stockholders were present in person. The Secretary informed the meeting that the stockholders present constituted a quorum.

The minutes of the previous meetings were read by the Secretary and approved.

Stockholder H. C. Gowran offered the following resolution, which was unanimously adopted:

"RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company be and they hereby as approved.

RESOLVED FURTHER, that all acts of the directors since the meeting of June 1, 1939, be and they hereby are approved, ratified and confirmed the same as if recorded herewith."

The Treasurer presented his report, showing the operations and financial condition of the company for the year 1939. The report was adopted and ordered placed on file.

Stockholder E. P. Hamilton offered the following resolution, which was unanimously adopted;

"WHEREAS, according to the by-laws the annual meeting of Two Rivers Housing Company for the election of directors and the transaction of corporate business should have been held on the second Monday of January, or January 8, 1940, at 2 o'clock P.M., but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new board of directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of stockholders; now therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company to serve as such until the next annual meeting of the stockholders or until their successors shall be elected."

The Chairman announced that a representative of the East Wisconsin Trust Company was present to vote the shares held in escrow by that company under the terms of trust agreement issued in the name of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company. Thereupon the following names were offered for directors for the ensuing year, or until their successors shall be elected, in accordance with the trust agreement requiring five directors representing the Aluminum Goods Manufacturing Company and two directors representing Hamilton Manufacturing Company:

For Aluminum Goods Manufacturing Company

A. J. Vits
R. H. Fulton
H. C. Wentorf
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company

H. C. Gowran
E. P. Hamilton

The vote on the election was : Ayes 957; Noes, none. Whereupon the Chairman A. C. Kummerow declared the above named directors elected.

No further business appearing the meeting was adjourned.

W. G. Dickson
Secretary

ALUMINUM GOODS MANUFACTURING COMPANY

A. J. Vits
President

HAMILTON MANUFACTURING COMPANY

H. C. Gowran
President

ATTEST:

Robert H. Fulton Jr. Vice President
East Wisconsin Trust Company

A. J. Vits

A. C. Kummerow

H. C. Wentorf

Robert H. Fulton Jr.

E. P. Hamilton

H. C. Gowran

W. G. Dickson

Stockholders

President's call for special meeting of directors of
TWO RIVERS HOUSING COMPANY

August 14, 1940

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the board of directors to be held in the office of Hamilton Manufacturing Company at 3 o'clock P. M. on the 21st day of August, 1940, for the purpose of electing officers and for the transacting of any other business in connection therewith that may be necessary.

And you are hereby instructed to send out notices of said meeting as required by the by-laws of this company.

Yours very truly

A. C. Summerford
President

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
August 14, 1940

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Wednesday, August 21, 1940, at 3 o'clock P. M.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
August 21, 1940

On this day at 3 o'clock P. M. the Board of Directors of Two Rivers Housing Company met in the office of Hamilton Manufacturing Company immediately following the special annual meeting of stockholders, and pursuant to call of the President, copy of which call and notice appear on the preceding page.

Meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

On calling the roll the following directors were found to be present, constituting a quorum of the board:

A. J. Vits
H. C. Gowran
E. P. Hamilton
W. G. Dickson
R. H. Fulton
A. C. Kummerow
H. C. Wentorf

The minutes of the previous meetings were read and approved. Motion was made by Director H. C. Gowran, seconded and carried, that all actions of the officers of Two Rivers Housing Company, heretofore performed in the interests of the corporation, be and they hereby are approved, ratified and confirmed the same as if recorded herewith.

Following a discussion of the financial statement of the resources of the company, the following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that the action of the officers in selling House No. 101 to Bruno Winkelmler for \$1950.00 be and it hereby is ratified and approved.

RESOLVED FURTHER, that the action of the officers in executing quit claim to Amanda Ariens be and it hereby is ratified and approved."

Adopted.

The Business Manager, John Mezera, was called upon for a report on the condition of the various properties owned by the corporation and the rent schedule in effect. Following the discussion, the consensus of opinion was that rent schedules remain as at present and that the Business Manager and Secretary continue to make such repairs as in their judgment are required to keep the properties in proper condition.

Following a discussion on sale of rented houses and liquidation of contract accounts, the Secretary presented a method of procedure for adjusting the sale price of contract houses and rented houses to such amount as is necessary to enable purchasers to finance loans through the Two Rivers Building and Loan Association or the Bank of Two Rivers. Following a discussion, Director A. J. Vits moved that the Secretary be authorized to revise selling prices of houses, both on contract and rented, by such amount as is necessary to effect sales, and that he also be authorized to engage appraisers to establish a present fair market

value of the properties as a basis for determining an adjusted selling price.

Motion seconded and carried.

The following resolution was offered by Director H. C. Gowran:

"RESOLVED, that this board proceed to elect by ballot officers for the ensuing year, or until their successors have been elected."

Adopted.

Pursuant to said resolution a ballot was had resulting in the unanimous election of the following officers for the current year, or until their successors are elected:

A. C. Kummerow - President
H. C. Wentorf - Vice President
W. G. Dickson - Secretary and Treasurer

There being no further business the meeting was adjourned sine die.

W. G. Dickson
Secretary

ATTEST:

A. J. White

A. C. Kummerow

H. C. Wentorf

Robert St. Julien Jr.

E. P. Hamilton

H. C. Gowran

W. G. Dickson
Directors

President's Call for Special Meeting of Stockholders of
TWO RIVERS HOUSING COMPANY

May 22, 1941

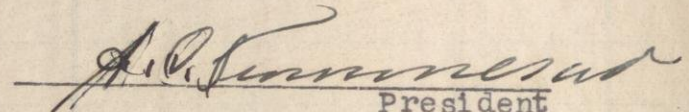
Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the stockholders to be held at 2:30 P.M. on the 28th day of May, 1941, in the office of Hamilton Manufacturing Company for the purpose of electing a board of directors for the company, to serve for the ensuing year, of approving and ratifying all the acts and proceedings of the board of directors since the last meeting of the stockholders, and of transacting such other business as may come before the meeting.

And I hereby authorize and instruct you to send out notices of the said meeting to the stockholders of the said company, in accordance with the requirements of its by-laws.

Yours very truly

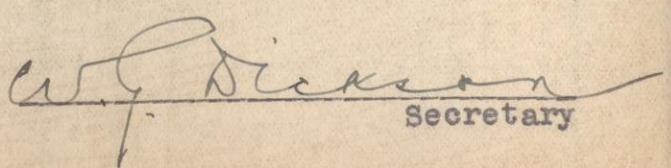

President

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
May 22, 1941

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Wednesday, May 28th, 1941, at 2:30 o'clock P. M. for the purpose of electing a Board of Directors of the company to serve for the ensuing year, of approving and ratifying the acts and proceedings of the Board of Directors since the last meeting of the stockholders, and for the transaction of such other business as may properly come before the meeting.


Secretary

SPECIAL MEETING OF THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
May 28, 1941

On this day at 2:30 o'clock P.M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing company, pursuant to call by the President and pursuant to notice of meeting to all stockholders, copy of which appears on the preceding page.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed all stockholders were present in person except A. J. Vits and H. C. Gowran. The Secretary informed the meeting that the stockholders present constituted a quorum.

The minutes of the previous meeting were read by the Secretary and approved. Stockholder R. H. Fulton offered the following resolution, which was unanimously adopted:

"RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company be and they hereby are approved.

RESOLVED FURTHER, that all actions of the directors since the meeting of August 21, 1940, be and they hereby are approved, ratified and confirmed, the same as if recorded herewith."

The Treasurer presented his report showing the operations and financial condition of the company for the year 1940. The report was adopted and ordered placed on file.

Stockholder E. P. Hamilton offered the following resolution, which was unanimously adopted:

"WHEREAS, according to the By-laws the annual meeting of Two Rivers Housing Company for the election of directors and the transaction of corporate business should have been held on the second Monday of January, or January 13, 1941, at 2 o'clock P. M., but was not held on that date; and

WHEREAS, it is considered proper by the stockholders of said company to elect a new Board of Directors at this time, such election to be in lieu of the election which should have been held on the date set for the annual meeting of the stockholders; now therefore

RESOLVED, that the stockholders of Two Rivers Housing Company at this special meeting proceed to elect by ballot seven directors of the company to serve as such until the next annual meeting of the stockholders or until their successors shall be elected."

The Chairman announced that a representative of the East Wisconsin Trust Company was present to vote the shares held in escrow by that company under the terms of Trust Agreement issued in the names of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company. Thereupon the following names were offered for directors for the ensuing year,

or until their successors shall be elected, in accordance with the Trust Agreement requiring five directors representing the Aluminum Goods Manufacturing Company and two directors representing Hamilton Manufacturing Company:

For Aluminum Goods Manufacturing Company

A. J. Vits
R. H. Fulton
H. C. Wentorf
A. C. Kummerow
W. G. Dickson

For Hamilton Manufacturing Company

H. C. Gowran
E. P. Hamilton

The vote on the election was: Ayes 957; Noes, none. Whereupon the Chairman, A. C. Kummerow, declared the above named directors elected.

No further business appearing, the meeting was adjourned.

W. G. Dickson
Secretary

ALUMINUM GOODS MANUFACTURING COMPANY

AJV A. J. Vits
President

HAMILTON MANUFACTURING COMPANY

HCG H. C. Gowran
President

ATTEST:

W. G. Dickson
EAST WISCONSIN TRUSTEE COMPANY

ACK A. J. Vits

HCV H. C. Vents

RHF R. H. Fulton

EPN E. P. Hamilton

AJV A. C. Kummerow

HCG H. C. Gowran

W. G. Dickson
Stockholders

President's Call for Special Meeting of Directors of
TWO RIVERS HOUSING COMPANY

May 22, 1941

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the by-laws of this company, I hereby call a special meeting of the board of directors to be held in the office of Hamilton Manufacturing Company at 3 o'clock P. M. on the 28th day of May, 1941, for the purpose of electing officers and for the transacting of any other business in connection therewith that may be necessary.

And you are hereby instructed to send out notices of said meeting as required by the by-laws of this company.

Yours very truly

A. C. Summer
President

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
May 22, 1941

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Wednesday, May 28, 1941, at 3 o'clock P. M.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
May 28, 1941

On this day at 3:00 o'clock P. M. the Board of Directors of Two Rivers Housing Company met in the office of Hamilton Manufacturing Company immediately following the special annual meeting of stockholders, and pursuant to call by the President, copy of which call and notice appear on the preceding page.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, secretary, present and acting as such.

On calling the roll the following directors were found to be present, constituting a quorum of the Board:

R. H. Fulton
A. C. Kummerow
H. C. Wentorf
E. P. Hamilton
W. G. Dickson

The minutes of the previous meeting were read and approved. Motion was made by Director R. H. Fulton, seconded by E. P. Hamilton and carried, that all actions of the officers of Two Rivers Housing Company, heretofore performed in the interests of the corporation, be and they hereby are approved, ratified and confirmed the same as if recorded herewith.

Following a discussion of the financial statement of the resources of the company, the following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that the action of the Secretary in adjusting selling prices of the following land contracts, to the figures shown below, by virtue of authority vested in him at meeting held August 21, 1940, be and it hereby is ratified, confirmed and approved:

<u>House No.</u>	<u>Purchaser</u>	<u>Adjusted Selling Price</u>
5	Henry Scheer	\$2,862.90
35	R. Laque	2,997.37
46	Herman Boness	3,434.89
55	H. Boettger	3,407.37
57	Walter Schultz	3,698.39
61	Paul Heldt	2,451.18
79	A. Korinek	2,859.58
89	N. Ertman	2,215.43
91	A. Messman	3,239.95
92	S. Copisky	2,624.62
96	Geo. Bentley	2,651.63

RESOLVED FURTHER, that sales of said houses by the officers at the above named prices, be and they hereby are ratified, confirmed and approved."

Adopted.

The following resolution was offered by Director R. H. Fulton:

"RESOLVED, that the action of the Secretary in establishing the selling prices of the following rented houses, at the figures shown below by virtue of authority vested in him

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at meeting held on August 21, 1940, be and it hereby is
ratified, confirmed and approved:

<u>House No.</u>	<u>Purchaser</u>	<u>Selling Price before Selling Commission</u>
41	Eugene Blaha	\$2,700.00
43	Peter Malkowski	2,400.00
49	W. A. Tomek	2,500.00
65	Thos. Hallada	2,500.00
98	Chas. Maigatter	2,500.00
99	Joseph Hronek	2,900.00
18	William Bero	2,500.00

RESOLVED FURTHER, that sales of said houses by the officers,
at the above named prices, be and they hereby are ratified,
confirmed and approved."

Adopted.

Director H. C. Wentorf offered the following resolution:

"RESOLVED, that the President and Secretary be and they
hereby are authorized to sell the following houses at
the minimum prices indicated, it being understood that
if sales are made through an agency, these prices are
minimum prices before the amount of such commissions:

<u>House No.</u>	<u>Selling Prices before Selling Commission</u>
42	\$2,500.00
54	2,500.00
58	2,500.00
103	2,000.00
104	2,000.00"

Adopted.

The Secretary stated that he had requested a local
real estate agency to secure bids for the purchase of the
five flats owned by the corporation, but that the only
offer received to date was from Hamilton Manufacturing
Company, which corporation had offered \$4,000 for each of
the five flats. He further stated that it would appear
to be advisable to delay action on this offer until a
longer time had elapsed during which period further offers
might be received. Following a discussion, Director R. H.
Fulton offered the following resolution:

"RESOLVED, that the President and Secretary be and
they hereby are authorized to sell flats number 105
to 109, inclusive, to the highest bidder, on bids
received to September 1, 1941, it being understood that
the purchaser shall pay the 1941 taxes and any cost
of repairs made subsequent to date of sale.

RESOLVED FURTHER, that if no other bids are received
prior to September 1, 1941, these flats or any portion
of them, be sold to Hamilton Manufacturing Company
at a price of \$4,000 each, which is the highest price

offered to date of this resolution, with the understanding that the purchaser will pay the 1941 taxes and that all cost of repairs made subsequent to date of sale shall be paid by the purchaser."

Adopted.

The following resolution was offered by Director E. P. Hamilton:

RESOLVED, that effective July 1, 1941, the rent schedule on the five flats owned by the corporation be increased by \$3.00 per month for the lower flats and \$2.00 per month for the upper flats."

Adopted.

The following resolution was offered by Director E.P. Hamilton:

"RESOLVED, that this Board proceed to elect by ballot officers for the ensuing year or until their successors have been elected."

Adopted.

Pursuant to said resolution, a ballot was had resulting in the unanimous election of the following officers, for the current year, or until their successors are elected.

A. C. Kummerow	-	President
H. C. Wentorf	-	Vice President
W. G. Dickson	-	Secretary and Treasurer

There being no further business the meeting was adjourned sine die.

W. G. Dickson
Secretary

ATTEST:

ATV A. J. Vets

HCG (Decreed)

RHF R. H. Fulton

ACK A. C. Kummerow

HGW H. G. Wentorf

EPH E. P. Hamilton

W. G. Dickson
Directors

President's Call for Special Meeting of Directors of
Two Rivers Housing Company

December 22, 1941.

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the By-Laws of this company, I hereby call a special meeting of the board of directors to be held in the office of Hamilton Manufacturing Company at three o'clock P.M. on the 26th day of December, 1941, for the purpose of considering the proposal to declare a cash dividend, and for the transaction of any other business as may come before the meeting.

And you are hereby instructed to send out notices of said meeting as required by the By-Laws of this company.

Yours very truly

H. C. Summerer
President

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
December 23, 1941

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Friday, December 26, 1941, at three o'clock P. M.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
December 26, 1941

On this day at three o'clock P. M. the Board of Directors of Two Rivers Housing Company met in the office of Hamilton Manufacturing Company pursuant to the call of the President, copy of which call and notice appear on the preceding page.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

On calling the roll the following directors were found to be present, constituting a quorum of the Board:

A. J. Vits
E. P. Hamilton
W. G. Dickson
R. H. Fulton
A. C. Kummerow
H. C. Wentorf

The minutes of the previous meetings were read and approved.

The Treasurer stated that preliminary estimates of the earnings of the company for the year 1941 indicated the cash surplus of the company was sufficient to cover all current liabilities and leave a balance of at least \$5.00 per share on the 957 shares of stock of the company now outstanding; whereupon R. H. Fulton offered the following resolution:

"RESOLVED, that a cash dividend of \$5.00 per share on all of the outstanding stock of the company be

paid to holders of said stock of record on this date,
payable on December 30, 1941."

Adopted.

After a general discussion of the affairs of the
company, there being no further business to come before the
meeting, the same was on motion duly adjourned.

W. F. Dickson
Secretary

ATTEST:

A. J. Hite

H. P. Summers

E. R. Hamill

R. H. Fulton

H. W. Wenton

W. F. Dickson
Directors

President's call for special meeting of Directors of
TWO RIVERS HOUSING COMPANY

November 2, 1942

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the By-Laws of this company, I hereby call a special meeting of the Board of Directors to be held in the office of Hamilton Manufacturing Company at 2:30 o'clock P.M. on the 6th day of November, 1942, for the purpose of considering dissolution of the company and for the transaction of such other business as may be necessary.

And you are hereby instructed to send out notices of said meeting as required by the By-Laws of this company.

Yours very truly

A. P. Zimmerman
President

STOCKHOLDERS' LEDGER

Date Issued or	No. of	No. of	No. of	No. of	From whom	To whom	No. of	Amount	No. of	Total Number
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NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
November 2, 1942

TO THE MEMBERS OF THE BOARD OF DIRECTORS
OF TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that a meeting of the Board of Directors of Two Rivers Housing Company will be held at the office of Hamilton Manufacturing Company on Friday, November 6, 1942, at 2:30 o'clock P.M.

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
November 6, 1942

On this day at 2:30 o'clock P. M. the Board of Directors of Two Rivers Housing Company met in the office of Hamilton Manufacturing Company pursuant to call by the President, copy of which call and notice appear on the preceding page.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

On calling the roll the following directors were found to be present, viz., A. C. Kummerow and W. G. Dickson, constituting less than a quorum of the Board. The President explained that due to unforeseen circumstances the other members of the Board were unable to be present. Thereupon it was moved and seconded and unanimously carried that the meeting be adjourned until November 9th at the same hour.

A. C. Kummerow
Chairman

W. G. Dickson
Secretary

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Two Rivers, Wisconsin
November 9, 1942

On this day at 2:30 o'clock P. M. the Board of Directors of Two Rivers Housing Company met in the office of Hamilton Manufacturing Company pursuant to call by the President for meeting originally to be held on November 6th, but adjourned until November 9th.

The meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

On calling the roll the following directors were found to be present, constituting a quorum of the Board:

R. H. Fulton
A. C. Kummerow
E. P. Hamilton
W. G. Dickson

The minutes of the previous meetings were read and approved. Motion was made by Director R. H. Fulton, seconded by E. P. Hamilton and carried that all actions of the officers of Two Rivers Housing Company heretofore performed in the interests of the corporation, be and they hereby are approved, ratified and confirmed the same as if recorded herewith.

The President called the attention of the Board to the fact that due to the death of Director H. C. Gowran there was a vacancy on the Board of Directors. On motion of Director R. H. Fulton, seconded by E. P. Hamilton, H. G. Evans was elected to succeed the late H. C. Gowran. Motion carried.

Following a discussion of the financial statement of the resources of the company, the following resolution was offered by Director E. P. Hamilton:

"RESOLVED, that sales of the following houses, at the prices named, be and they hereby are ratified, confirmed and approved:

<u>House No.</u>	<u>Purchaser</u>	<u>Selling Price before Selling Commission</u>
54	Fred Gregor	\$2,700.00
58	Edward Koch, Jr.	2,350.00
103	Fred Schnorr	2,400.00
104	V. Sager	2,400.00"

Adopted.

The Secretary stated he had received invoices from A. L. Nash in the amount of \$250 and from W. G. Dickson in the amount of \$1,250 for legal and accounting services rendered. Motion was made by Director R. H. Fulton, seconded by E. P. Hamilton and carried that the invoices for services rendered by A. L. Nash and W. G. Dickson be allowed and checks be drawn for the respective amounts.

There being no further business, the meeting was adjourned sine die.

W. F. Dickson
Secretary

ATTEST:

A. J. White G. J. V.

R. H. Fulton R. H. F.

A. C. Cummings A. C. K.

H. W. May H. W.

E. P. Hamilton E. P. H.

H. B. Grant H. B. G.

W. F. Dickson
Directors

STOCKHOLDERS' LEDGER

No. of Shares Owned	Amount Paid on Stock	No. of Shares Transferred	Balance Due

President's call for special meeting of Stockholders of
TWO RIVERS HOUSING COMPANY

November 2, 1942

Mr. W. G. Dickson, Secretary
Two Rivers Housing Company
Two Rivers, Wisconsin

Dear Sir:

In accordance with the authority vested in me by the By-Laws of this company, I hereby call a special meeting of the stockholders to be held at 3:00 o'clock P.M. on the 6th day of November, 1942, in the office of Hamilton Manufacturing Company for the purpose of approving and ratifying all the acts and proceedings of the Board of Directors since the last meeting of the stockholders, acting upon the recommendations of the Directors with reference to the dissolution of the company, and of transacting such other business as may come before the meeting.

And I do hereby authorize and instruct you to send out notices of said meeting to the stockholders of the said company, in accordance with the requirements of its By-Laws.

Yours very truly

A. C. Sumner
President

STOCKHOLDERS' LEDGER

Date Issued or Cancelled	No. of	No. of	No. of	No. of	No.	From whom	To whom	No. of	Amount	No. of	Total Number
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NOTICE OF SPECIAL MEETING OF STOCKHOLDERS
OF TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
November 2, 1942

TO THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY:

PLEASE TAKE NOTICE that there will be a special meeting of the stockholders of Two Rivers Housing Company at the office of Hamilton Manufacturing Company, on Friday, November 6, 1942, at 3:00 o'clock P.M., to determine the basis of distribution of the assets of the corporation in a voluntary liquidation, the dissolution of the corporation, and the transaction of such other business as may properly come before the meeting.

W. G. Dickson
Secretary

STOCKHOLDERS' LEDGER

SPECIAL MEETING OF THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANYTwo Rivers, Wisconsin
November 6, 1942

On this day at 3 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company pursuant to call by the President and pursuant to notice of meeting to all stockholders, copy of which appears on the preceding page.

The meeting was called to order by President A.C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed that only two stockholders were present in person, namely A. C. Kummerow and W. G. Dickson. The Secretary informed the meeting that there was no quorum present. Thereupon the meeting was adjourned until 3 o'clock P. M. November 9, 1942.

A. C. Kummerow
Chairman

W. G. Dickson
Secretary

SPECIAL MEETING OF THE STOCKHOLDERS OF
TWO RIVERS HOUSING COMPANY

Two Rivers, Wisconsin
November 9, 1942

On this day at 3 o'clock P. M. a special meeting of the stockholders of Two Rivers Housing Company was held at the office of Hamilton Manufacturing Company, pursuant to original call by the President for meeting to be held on November 6, 1942, but adjourned to this date.

Meeting was called to order by President A. C. Kummerow; W. G. Dickson, Secretary, present and acting as such.

Roll call by the Secretary disclosed all stockholders were present in person except A. J. Vits and H. C. Wentorf, who have affixed their signatures to these minutes to evidence their consent to the holding of the meeting and their ratification of all action taken. The Secretary informed the meeting that the stockholders present constituted a quorum.

The minutes of the previous meetings were read by the Secretary and approved. Stockholder R. H. Fulton offered the following resolution, which was unanimously adopted.

"RESOLVED, that all minutes covering meetings of the stockholders of Two Rivers Housing Company be and they hereby are approved.

RESOLVED FURTHER, that all actions of the directors since the meeting of May 28, 1941, be and they hereby are approved, ratified and confirmed, the same as if recorded herewith."

The Treasurer presented his report showing the operations and financial condition of the company for the year 1941. The report was adopted and ordered placed on file.

Stockholder E. P. Hamilton offered the following resolution, which was unanimously adopted:

WHEREAS, according to the By-Laws, the annual meeting of Two Rivers Housing Company for the election of directors and transaction of corporate business should have been held on the second Tuesday of January, or January 12, 1942, at two o'clock P. M., but was not held on that date,

RESOLVED, that this special meeting of the stockholders of Two Rivers Housing Company shall be deemed to have been held in lieu of said annual meeting and in compliance with the By-Laws provision."

The Chairman announced that a representative of the East Wisconsin Trustee Company was present to vote the shares held in escrow by that company under the terms of trust agreement issued in the names of Aluminum Goods Manufacturing Company and Hamilton Manufacturing Company.

Following a discussion on the liquidation and dissolution of the corporation, Stockholder R. H. Fulton offered the following resolution which was unanimously adopted:

WHEREAS, Two Rivers Housing Company has disposed of all properties, with the exception of 1 house and 5 flats and has therefore practically accomplished the purpose for which it was organized in 1919, and

WHEREAS, the company has on hand cash, collectible accounts receivable and properties (valued at present market values) in a total amount sufficient to pay all outstanding obligations, accrued taxes and the par value of the outstanding common stock of the corporation, and

WHEREAS, the stockholders are willing to accept cash and properties in full liquidation of their outstanding shares of common stock having a par value of \$95,700, and

WHEREAS, the stockholders agree that the fair market value of the properties on hand is \$27,500, the amount of cash required for full liquidation of the stock of the corporation will be \$68,200, now therefore

BE IT RESOLVED, that the common stock of Two Rivers Housing Company be retired in full, by payment to its outstanding stockholders as follows:

Aluminum Goods Manufacturing Company	
Cash.....	\$46,300.00
Properties:	
House No. 42.....	\$ 2,500.00
" 106	5,000.00
" 107	5,000.00
" 109	5,000.00
Total Properties.....	17,500.00
Total Settlement.....	<u>\$63,800.00</u>

Hamilton Manufacturing Company	
Cash.....	\$21,900.00
Properties:	
House No. 105.....	\$ 5,000.00
" 108.....	5,000.00
Total Properties.....	10,000.00
Total Settlement.....	<u>\$31,900.00</u>

it being understood that the transferees will pay 2/12 of 1942 real estate taxes, all repair charges from 11/1/42 and unexpired insurance from 11/1/42 and will be entitled to receive rent earned from 11/1/42.

RESOLVED FURTHER, that the President and Secretary be and they hereby are authorized and directed to transfer the aforesaid properties in accordance with the distribution as set forth in this resolution; and that the Treasurer is hereby authorized and directed to pay to said stockholders the amounts of cash set forth in this resolution."

The vote on the above resolution was: ayes, 957; noes, none.

Thereupon Stockholder E. P. Hamilton offered the following resolution:

"RESOLVED, that Two Rivers Housing Company, a Wisconsin corporation, be and it hereby is dissolved."

The vote on this resolution was as follows: ayes 957; noes, none.

No further business appearing, the meeting was adjourned.

W. G. Dineen
Secretary

ALUMINUM GOODS MANUFACTURING COMPANY

A. J. Tits A. J. V.
President

HAMILTON MANUFACTURING COMPANY

E. P. Hamilton E. P. H.
President

ATTEST:

X W. G. Dineen - Vice-Pres.
EAST WISCONSIN TRUSTEE COMPANY

A. J. V. A. J. Tits

R. A. F. R. A. Fulton

A. C. K. A. C. Summers

H. W. H. W. [unclear]

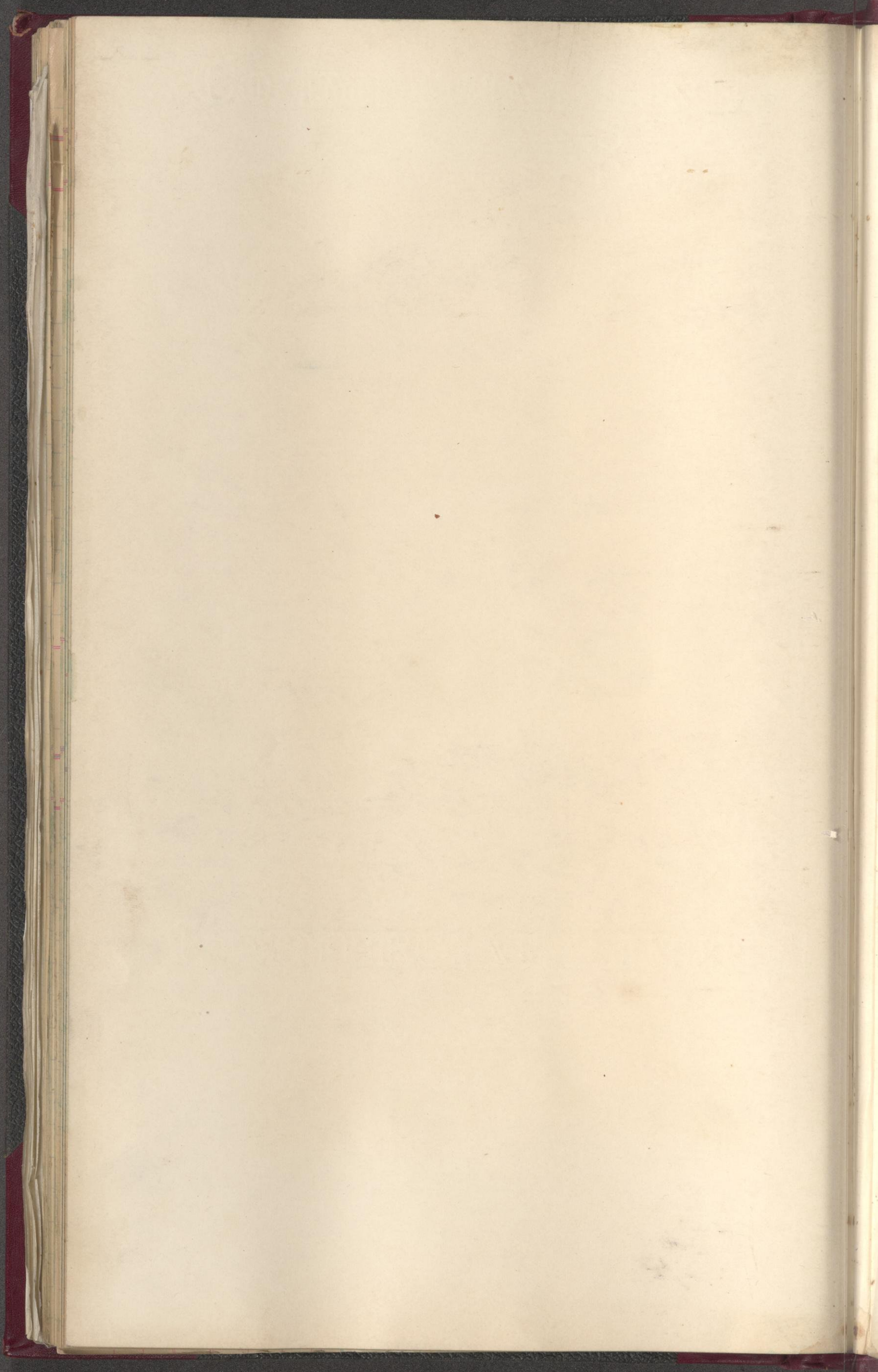
E. P. H. E. P. Hamilton

W. G. Dineen
Stockholders

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165-206

Skipped



Articles of Organization
• Organization Contract
Certified Copy of Amendment
Modification of Contract
Dissolution

XX-1 E 9½

AFTER FIVE DAYS RETURN TO

HAMILTON MFG. CO.

TWO RIVERS, WIS.

TWO RIVERS HOUSING COMPANY

Articles of Organization - 5/31/1919.

Organization Contract

(Alum.Goods, Ham.Mfg.Co. & F.Eggers) - 5/31/1919

Certified copy of Amendment, 6/11/1919

Modification of Contract, 5/31/1919 - Nov.1,1926.

ARTICLES OF ORGANIZATION
of
TWO RIVERS HOUSING COMPANY

136627

Register's Office

MANITOWOC COUNTY, WIS.

S. S.

Received for Record the 11th
day of June A. D. 1919

at 10¹⁰ o'clock A. M., and recorded in

Vol. 6 of Sec. on page 61-62

Joe Zahorik

Register

Nash & Nash

cliz
\$150

United States of America

State of Wisconsin, } ss.
Department of State.

To All to Whom These Presents Shall Come, Greeting:

I, **Merlin Hull**, Secretary of State of the State of Wisconsin, do hereby certify that a
duly verified copy of the Original Articles of Organization of the

TWO RIVERS HOUSING COMPANY

of which the hereto attached is a like verified copy, was on the 9th day of June

A. D. 1919, accepted and filed in the Department of State.

In Testimony Whereof, I have hereunto set my hand

and affixed my official seal at the Capitol, in

the city of Madison, this 9th day

of June A. D. 1919



W. B. Raylor
Assistant Secretary of State.

KNOW ALL MEN BY THESE PRESENTS that the undersigned, adult residents of the state of Wisconsin, do hereby make, sign and agree to the following

ARTICLES OF ORGANIZATION.

ARTICLE I.

The undersigned have associated and do hereby associate themselves together for the purpose of forming a corporation under and pursuant to Chapter 86 of the Wisconsin Statutes, the business and purpose of which corporation shall be to buy, sell, deal in, lease, mortgage, hold or improve real estate and plat the same; to construct, erect, repair and improve houses and buildings, public and private; to buy, sell and deal in all kinds of building material; to enter into, perform and carry out contracts for the construction, decorating, furnishing, fitting up and improving buildings of every sort and kind; and to enter into and carry on such other lines of business as the Board of Directors shall by resolution authorize; which said business is to be carried on within the state of Wisconsin and especially within the county of Manitowoc in said state.

ARTICLE II.

The name of said corporation shall be TWO RIVERS HOUSING COMPANY and its location shall be in the city of Two Rivers, Wisconsin.

ARTICLE III.

The capital stock of said corporation shall be Two Hundred Thousand Dollars (\$200,000) and the same shall consist of Two Thousand (2000) shares, each of which shares shall be of the face or par value of One Hundred Dollars (\$100).

ARTICLE IV.

The general officers of said corporation shall be a president, vice-president, secretary, assistant secretary and treasurer and the board of directors shall consist of seven stockholders.

ARTICLE V.

The principal duties of the president shall be to preside at all meetings of the Board of Directors and to have a general supervision of all the affairs of the corporation.

The principal duties of the vice-president shall be to discharge the duties of the president in the event of the absence or disability for any cause whatever of the latter.

The principal duties of the secretary shall be to counter-sign all deeds, leases, mortgages and conveyances executed by the corporation and affix the seal of the corporation thereto, and to such other papers as shall be required or directed to be sealed; and to keep a record of the proceedings of the Board of Directors and safely and systematically keep all books, papers, records and documents belonging to the corporation or in any wise pertaining to the business thereof.

The principal duties of the assistant secretary shall be to discharge the duties of the secretary in the event of the absence or disability for any cause whatever of the latter.

The principal duties of the treasurer shall be to keep and account for all moneys, credits and property of any and every nature of the corporation which shall come into his hands and to keep an accurate account of all the moneys received and disbursed and proper vouchers for moneys disbursed and to render such accounts, statements and inventories of moneys received and disbursed and of money and property on hand and generally of all matters pertaining to his office which shall be required by the Board of Directors.

The Board of Directors may provide for the appointment of such additional officers as they may deem for the best interests

of the corporation.

Whenever the Board of Directors may so order the offices of secretary and treasurer or assistant secretary and treasurer may be held by the same person.

Said officers shall perform such additional or different duties as shall from time to time be imposed or required by the Board of Directors or as may be prescribed from time to time by the by-laws.

ARTICLE VI.

The corporation shall have authority and be empowered to dispose of any of its real estate, fixtures or improvements or to mortgage, pledge or otherwise dispose of the same by instruments executed in its behalf by the president or vice-president and attested by the secretary or assistant secretary without authorization therefor by the stockholders of such corporation.

ARTICLE VII.

Only persons holding stock according to the regulations of the corporation shall be members of it.

ARTICLE VIII.

These articles may be amended by resolutions setting forth such amendment or amendments adopted at any meeting of the stockholders by a vote of at least two-thirds of all the stock of said corporation then outstanding.

IN WITNESS WHEREOF we have hereunto set our hands this 31st day of May, A.D. 1919.

In presence of

A. F. Nash
Emil Hersh

Joseph Koning
Thos. W. Suddard
J. W. Eggers

State of Wisconsin)
-33
County of Manitowoc)

Personally came before me this 31st day of May, A.D. 1919,
the above named Joseph Koenig, Thomas W. Suddard and Fred W. Eggers,
to me known to be the persons who executed the foregoing instrument,
and acknowledged the same.

E. G. Nash
Notary Public, Wisconsin.

My commission expires April 16, 1922

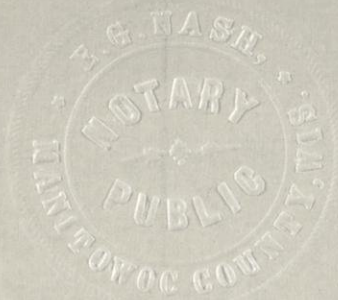
State of Wisconsin)
-33
County of Manitowoc)

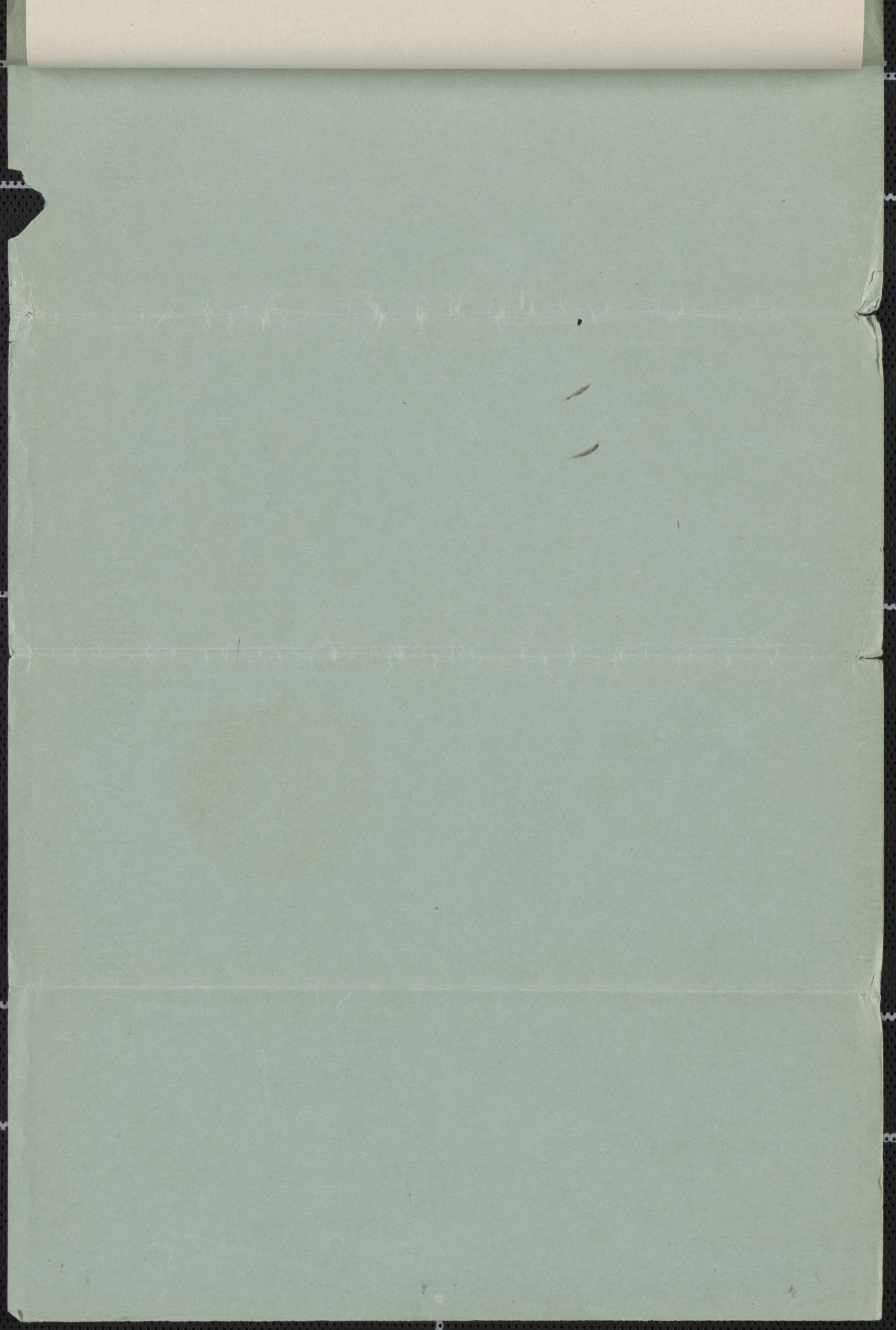
Joseph Koenig and Thos. W. Suddard, being
each duly severally sworn, deposes and each for himself says
that he is one of the original signers of the above declaration
and articles; that the above and foregoing is a true, correct
and complete copy of such original declaration and articles and of
the whole thereof.

Severally subscribed and severally
sworn to before me this 31st day
of May, A. D. 1919.

E. G. Nash
Notary Public, Wis.

My commission expires April 16, 1922





C O N T R A C T

between

ALUMINUM GOODS MFG. CO., HAMILTON
MFG. COMPANY and F. EGGERS VENEER
SEATING COMPANY.

Organization
of
J. B. Houssing Co.

May 31, 1919

1 RECEIVED
JUN 11 1919
MANITOWOC

L. J. NASH
E. G. NASH

A. L. NASH
F. J. NASH

NASH & NASH

LAWYERS
MANITOWOC, WIS.

June 7, 1919.

Aluminum Goods Mfg. Co.,
Manitowoc, Wis.
The Hamilton Mfg. Co.,
Two Rivers, Wis.
F. Eggers Veneer Seating Co.,
Two Rivers, Wis.

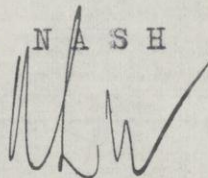
Gentlemen:

Herewith one copy each of contract covering organization of Two Rivers Housing Company, as revised after conference had the fore part of the week. I have dated all three copies May 31, which was the date under which the Housing company's articles of organization were signed. I think all three of you can now sign the enclosed contract, and after they have been passed around and all three signatures are on all three copies, each of you can retain one copy.

Very truly yours,

N A S H & N A S H

A:N



THIS AGREEMENT made ~~and~~ entered into this 31st day of May, 1919, by and between ALUMINUM GOODS MANUFACTURING COMPANY, a corporation, (hereinafter called Aluminum Company), and THE HAMILTON MANUFACTURING COMPANY, a corporation, (hereinafter called Hamilton), and F. EGGERS VENEER SEATING COMPANY, a corporation, (hereinafter called Eggers), all of the county of Manitowoc and state of Wisconsin,

WITNESSETH: That in consideration of the mutual promises and agreements herein contained, made by each of the above named parties to the other, and in consideration of the payment of One Dollar by each of said parties to each of the other two, the receipt whereof is hereby mutually acknowledged, the following promises, agreements and undertakings are made and entered into:

I.

BUILDING CORPORATION.

1. The parties hereto agree that they will forthwith join in the organization of a corporation under the laws of Wisconsin, to be called by the name of Two Rivers Housing Company, or by such similar name as the Secretary of the State may approve, the purposes and business of which corporation shall be the construction of dwelling houses for sale and for renting purposes in the city of Two Rivers, Manitowoc/ Wisconsin, or in the vicinity of said city, and the exercise of the necessary powers and privileges for the carrying out of the purposes herein defined.

2. Wherever the word "corporation" is used in this instrument, it shall be deemed to refer to the corporation to be organized in the manner and for the purposes last described above.

3. The capital stock of said corporation shall be \$200,000 consisting of 2000 shares of the par value of \$100 each. The parties agree to subscribe and do hereby subscribe for shares of stock in said corporation as follows: Aluminum Company 1200 shares; Hamilton

600 shares; and Eggers 200 shares. Said parties agree to pay for said shares in cash or its equivalent, at par, on call of the treasurer of the corporation.

4. Each of the parties hereto agrees to furnish one person to act as an incorporator for the organization of said corporation, and agrees that the person so selected as an incorporator shall be furnished with a copy of this agreement and shall be required to organize said corporation in full accordance with the terms hereof.

5. The articles of organization of said corporation shall provide: For seven directors to be elected annually by the stockholders; for general officers, to consist of a president, vice-president, secretary, treasurer and manager; for the execution of deeds, mortgages and real estate transfers by one or more of the officers without specific authorization by stockholders, pursuant to section 1775 of the Revised Statutes; and for the other elements of a corporation specifically required by section 1772 of the Revised Statutes.

6. It is agreed that Aluminum Company, Hamilton and Eggers shall each cause necessary action to be taken by its stockholders, under the provisions of Section 1775 of the Revised Statutes, to permit Aluminum Company, Hamilton and Eggers to own and hold stock in said corporation. It is also agreed that Aluminum Company, Hamilton and Eggers may each cause the assignment of qualifying shares of the stock of said corporation to be made to persons who shall be nominated by them respectively as members of the board of directors of said corporation.

7. Either of the parties hereto may direct said corporation to issue stock certificates from time to time, as the stock subscriptions hereby made are paid in to said corporation, in the name of the subscriber or in the name of any person or persons designated by such subscriber to receive and hold for and in its behalf such shares of stock.

8. It is agreed that as fast as certificates of stock in said corporation are issued to the parties hereto, or to persons designated by them, such certificates will be deposited with a trustee or trustees to be hereafter selected, which trustee or trustees shall be charged with two specific duties only, that is to say: (1) To vote all of the stock so deposited in favor of four persons nominated by Aluminum Company, two persons nominated by Hamilton and one person nominated by Eggers as directors, as such nominations shall be made annually or from time to time; and (2) to retain the physical custody of said stock certificates so as to make it impossible for either Aluminum Company, Hamilton or Eggers to sell or hypothecate their respective shares of stock in said corporation. Except in the matter of voting for directors, each stockholder shall have the right to vote the shares of stock held by it in said corporation on all questions coming before meetings of the stockholders of said corporation. The trusteeship herein provided for shall continue for at least five years after the date of the articles of organization of said corporation, and may be continued thereafter by consent of all the stockholders of said corporation.

9. It is now here agreed between Aluminum Company, Hamilton and Eggers that the building program of said corporation shall be begun as soon as may be after the organization of said corporation and shall continue until the expiration of five years from the date hereof; that said corporation shall, at the expiration of said five years, cease to invest its funds in buildings, houses or other structures, either by way of erection or purchase, but shall use its funds as the same accrue from and after the expiration of said five years wholly for the purpose of paying off its indebtedness, discharging its obligations and ultimately liquidating its assets among its stockholders. Provided, however, that if at the expiration of said

five years Aluminum Company, Hamilton and Eggers shall all agree that the building program of said corporation ought to continue they will then enter upon such new contract or agreement with said corporation as they may deem advisable.

II.

CONTRACT WITH BUILDING CORPORATION.

1. The parties hereto agree that the corporation hereinbefore described, and presently to be organized, shall serve as the agent and representative of Aluminum Company, Hamilton and Eggers in the matter of furnishing houses for their employes and others. In order to fix in advance the terms and conditions under which said corporation will be required to act in the premises, Aluminum Company, Hamilton and Eggers have agreed and do hereby agree that immediately after said corporation has perfected its organization pursuant to statute, and become entitled to do business and take and hold property in its corporate name, they, the said Aluminum Company, Hamilton and Eggers, will join with said corporation in the execution of a contract, in quadruplicate, which contract shall be in substantially the following words and figures:

CONTRACT.

AGREEMENT made this day of , 1919, between Two Rivers Housing Company, a Wisconsin corporation, of Two Rivers, Wisconsin, (hereinafter called the Builder), party of the first part, and ALUMINUM GOODS MANUFACTURING COMPANY, a corporation, THE HAMILTON MANUFACTURING COMPANY, a corporation, and F. EGGERS VENEER SEATING COMPANY, a corporation, all of Manitowoc County, Wisconsin, (hereinafter called the Employers), parties of the second part,

WITNESSETH: In consideration of One Dollar paid by the Employers to the Builder, receipt whereof is hereby acknowledged, and in consideration of the mutual promises and undertakings herein contained, and in consideration of the admitted fact that the Employers are the owners and holders of all of the capital stock of the Builder and are consequently interested in its operations and in the finan-

cial result thereof, the Builder and Employers hereby agree as follows:

1. The Builder shall proceed immediately to acquire real estate in the city of Two Rivers or in the vicinity of said city, conveniently located for the residence of employees of any or all of the Employers, and to build thereon at least fifty dwelling houses.

2. As fast as the dwelling houses are completed and ready for occupancy, the Builder will sell or rent same. The Employers reserve the right to regulate the sale or renting of said dwelling houses to their respective employees on the following basis: 60% of such houses for employees of Aluminum Company; 30% for employees of Hamilton and 10% for employees of Eggers; and reserve the right to name minimum sale prices and rentals for such houses.

3. The Builder may sell houses for full payment in cash, or for a payment of not less than one-fifth the purchase price in cash and the balance secured by mortgage, or on a contract providing for annual, semi-annual or monthly payments of the purchase price in installments; and in all cases of sales on contract the Builder shall stipulate that its deed to the purchaser will be delivered when not less than a certain definite percentage of the purchase price, together with all accrued interest, shall have been paid in cash and a first mortgage for the remainder of such purchase price shall have been tendered it by such purchaser; and the definite percentage of purchase price required to be paid before issuance of deed shall be determined from time to time by the Board of Directors of the Builder, and as so determined be written into each contract of sale.

4. As of December 31st in each year the Builder will prepare and deliver to the Employers a financial statement of its business and property, showing resources and liabilities and losses and gains of the Builder since the last preceding annual statement. All depreciation charges which have been entered from time to time in the Builder's ledger during the preceding year shall be included as losses in its annual statement. The intention of this agreement is to require from the Builder an annual financial statement from which each Employer will be able to determine the book value or intrinsic value of its shares of stock in the Builder corporation, and to determine its annual gain or loss upon its investment in the stock of the Builder.

5. The Builder shall forthwith appoint a general manager of its business and property, who shall be acceptable to the Employers and whose official title shall be "Manager". Such manager shall have charge of the collection of rents, the making of contracts, the supervision of the construction of buildings and general oversight of the business of the Builder, and he shall report to the board of directors of the Builder monthly or at such other periods as may be required by said board; but shall report daily all current transactions to such officer of the Builder as may be designated by the Employers.

6. This contract shall continue in force between the

Builder and the Employers for a period of five years from date, subject to such changes and alterations as may hereafter be agreed to by the Builder and all of said Employers; and it is agreed that the phrase "at least fifty dwelling houses" in paragraph 1 of this contract shall not be deemed a limitation, but that during said five year period the Builder shall continue to build dwelling houses beyond the number of fifty and to as great a number as the funds and resources of the Builder shall permit. At the expiration of said five year period the building program of the Builder shall cease, and thereafter the Builder shall use its funds as the same accrue wholly for the purpose of paying off its indebtedness, discharging its obligations and ultimately liquidating its assets among its stockholders. The Builder agrees that the five year period or term provided for in this paragraph may be shortened or extended at the request of all three Employers.

IN WITNESS WHEREOF said Builder, party of the first part, and said Employers, parties of the second part, have caused this instrument to be executed in their respective corporate names, each by its officer thereto duly authorized, and to be sealed with their respective corporate seals, at the city of Two Rivers, Wisconsin, the day and year first above written.

(Signatures)

2. The parties hereto agree that they will co-operate with each other and with said corporation, when the same shall have been organized and become entitled to do business, in the carrying out of the full intent and purposes of the contract set forth above or of such substituted or modified contract or contracts as may hereafter be entered into between the parties hereto and said corporation.

IN WITNESS WHEREOF said Aluminum Goods Manufacturing Company and said The Hamilton Manufacturing Company and said F. Eggers Veneer Seating Company have caused this instrument to be executed in triplicate, each by its officer thereto duly authorized and by the affixing of its corporate seal, at the city of Two Rivers, Wisconsin, on the day and year first above written.

ALUMINUM GOODS MANUFACTURING COMPANY,

By George Vits President

THE HAMILTON MANUFACTURING COMPANY,

By J. E. Hamilton President

F. EGGER'S VENEER SEATING COMPANY,

By Frank Eggers President.



TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, Merlin Hull, Secretary of State of the State of Wisconsin, do hereby certify that on the ninth day of June A. D. one thousand nine hundred and nineteen, there was filed in the Department of State an instrument in writing, purporting to be Articles of Association, with a view of forming a corporation to be known as

TWO RIVERS HOUSING COMPANY

with a Capital Stock of Two Hundred Thousand Dollars the business and purpose of which being to construct, erect, repair and improve houses and buildings, public and private; to buy, sell and deal in all kinds of building material; etc.

and verified as a true copy by the affidavit of Joseph Koenig and Thos. W. Suddard who appear in said articles as two of the signers of same, and the sum of Two Hundred Dollars, the fee required by law having been paid, receipt whereof is hereby acknowledged, and a certificate having been filed in this Department to the effect that said Articles were recorded in the office of the Register of Deeds of Manitowoc County, Wisconsin on the eleventh day of June A. D. 19 19

Therefore, the State of Wisconsin does hereby grant unto the said

TWO RIVERS HOUSING COMPANY

the powers and privileges conferred by Chapter 86 of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, for the purposes above stated and in accordance with the said Articles of Association.

In Witness Whereof, I have hereunto set my hand, and affixed my official seal, at the Capitol in the City of Madison, the thirteenth day of June, in the year of our Lord one thousand, nine hundred and nineteen.

Merlin Hull
Secretary of State.



November 1, 1926

Modification
of Organization

Contract of 5/31/19

TWO RIVERS HOUSING COMPANY.

Two Rivers, Wis.

November 1, 1926.

To East Wisconsin Trustee Company,
Manitowoc, Wisconsin:

Under date of May 31, 1919, a contract in writing was entered into between the undersigned Aluminum Goods Manufacturing Company (therein called Aluminum Company) and The Hamilton Manufacturing Company (therein called Hamilton) and F. Eggers Veneer Seating Company (therein called Eggers), by which written contract Aluminum Company, Hamilton and Eggers agreed to join in organizing a corporation to be known as Two Rivers Housing Company (called in said contract the corporation).

The corporation above referred to, Two Rivers Housing Company, was duly organized on or about the date of said contract, and all of its issued capital stock was taken by the undersigned Aluminum Company, Hamilton and Eggers; 60% thereof by Aluminum Company, 30% thereof by Hamilton, and 10% thereof by Eggers. Certificates of stock were issued by said Two Rivers Housing Company to Aluminum Company, Hamilton and Eggers, or their respective nominees, for the entire amount of capital stock issued.

In accordance with said contract of May 31, 1919, Aluminum Company, Hamilton and Eggers deposited with you, East Wisconsin Trustee Company, as trustee, all of the stock of said Two Rivers Housing Company for the following two specific purposes: so that you might vote all of such deposited stock in favor of four persons nominated by Aluminum Company as directors of the Housing Company, and two persons nominated by Hamilton as directors of the Housing Company and one person nominated by Eggers as director of the Housing Company; and so that the physical custody of the stock certificates might be retained by you, as trustee, to prevent sale thereof by either Aluminum Company, Hamilton or Eggers.

By the terms of said contract of May 31, 1919, the trusteeship above described was to continue for at least five years from the date of the Articles of Organization of said Housing Company. The period of five years has heretofore expired, and by common consent of the undersigned your trusteeship has continued to the present date.

The undersigned, owning all of the stock of said Housing Company, have agreed that said Housing Company shall purchase, with its own corporate funds, all of its shares of stock now owned by Eggers. Accordingly, the undersigned request that you deliver to F. Eggers Veneer Seating Company all certificates of stock of Two Rivers Housing Company belonging to said F. Eggers Veneer Seating Company; that you consider the trusteeship still in force, as to all of the remaining stock of Two Rivers Housing Company represented by certificates still in your hands; and that from and after the date hereof you vote said stock in favor of directors of Two Rivers Housing Company as follows: For five persons nominated as directors by Aluminum Company and for two persons nominated as directors by Hamilton.

This communication, after signature by the undersigned and delivery to you, will constitute a modification of said contract of May 31, 1919, and of the written agreement heretofore entered into between the undersigned and East Wisconsin Trustee Company, as trustee, to the extent indicated by the last preceding paragraph, and not otherwise. Final termination of such trusteeship may hereafter be accomplished by agreement of the two remaining stockholders of the Housing Company, viz: by agreement between Aluminum Company and Hamilton, evidenced by a written instrument delivered to you as trustee.

Very truly yours,

ALUMINUM GOODS MANUFACTURING COMPANY,

By George Vits President

THE HAMILTON MANUFACTURING COMPANY,

By Roscoe Leonard

F. EGGERS VENEER SEATING COMPANY,

By F. Eggers



260825

1942 NOV 14 AM 11 18

Register's Office
Manitowoc County, Wis. } ss.
Received for Record

NOV 14 1942

at 11¹⁸ o'clock a M. and recorded in

Vol 11 of dnc on page 277

J. R. Myszko Register

J. R. Myszko Chg 100

United States of America

260825

State of Wisconsin, } ss.
Department of State

To All to Whom These Presents Shall Come, Greeting:

I, FRED R. ZIMMERMAN, Secretary of State of the State of Wisconsin, do hereby certify
that dissolution of _____
TWO RIVERS HOUSING COMPANY

of which the hereto attached is a duplicate, was on the 12th day of November
A. D. 194²____, accepted and filed in the Department of State.



In Testimony Whereof, I have hereunto set my hand and

affixed my official seal at the Capitol, in the

city of Madison, this 12th day

of November, A. D. 194²____.

Fred R. Zimmerman
Secretary of State

THIS COPY MUST BE RECORDED WITH THE REGISTER OF DEEDS

6-68

CERTIFICATE OF DISSOLUTION

of A. C. Kummerow,
President and W. G. Dickson, Secretary,

CORPORATION, of Two Rivers Housing Company.

At a special meeting of the stockholders of Two Rivers Housing Company, a Wisconsin corporation, convened and held at the office of Hamilton Manufacturing Company in the city of Two Rivers, Manitowoc County, Wisconsin, on the 9th day of November, 1942, the following resolution was adopted by the unanimous vote of all of the stockholders of said corporation present or represented at said meeting:

RESOLVED that Two Rivers Housing Company, a Wisconsin corporation, be and it hereby is dissolved.

STATE OF WISCONSIN)
) SS:
MANITOWOC COUNTY)

THIS IS TO CERTIFY that Two Rivers Housing Company, is at the date hereof and heretofore has been a Wisconsin corporation, not owning or operating a public utility; that the foregoing resolution of dissolution is a true copy of the original resolution adopted by the stockholders of said corporation at a special meeting held on November 9, 1942, as aforesaid; that on said date the whole number of shares of stock of said corporation issued and outstanding was nine hundred fifty-seven, and the whole number of members (stockholders) of said corporation was two; and that the vote on the adoption of said resolution of dissolution was: the owners of all of the nine hundred fifty-seven shares of issued and outstanding capital stock voted in favor thereof and there were no votes to the contrary.

IN WITNESS WHEREOF, We, A. C. Kummerow,
President and W. G. Dickson, Secretary,
respectively, of Two Rivers Housing Company,
have hereunto set our signatures as such
officers and have affixed hereto the cor-
porate seal of said corporation, this 9th
day of November, 1942.

A. C. Kummerow
President

W. G. Dickson
Secretary

REC'D FOR RECORD

1942 NOV 14 AM 11 18

JOS. M. ZAHORIK
REGISTER OF DEEDS



