



# The King House Association

## 2015 Annual Report

To our Donors, Friends and Neighbors,

April 2016

On behalf of the Board of Directors, I am delighted to present this first Annual Report of the King House Association (KHA) to our donors and the Good Hart community. We trust this Report together with periodic newsletters throughout the year will provide a window into our activities and our progress in rehabilitating the historic King House.

Last year's focus was on organizing KHA, gaining its tax exempt status and raising the funds to acquire the House. This year the rehabilitation process begins. It will take place over the next several years paced by our success in acquiring the necessary funds to underwrite the required construction work.

This Report highlights our 2015 accomplishments and the plans for 2016; and how the contributions received were utilized. Most importantly, we take this opportunity to thank the individuals and organizations that made this past year an outstanding success.

Roughly 140 donors contributed \$56,682.00 which enabled the purchase of the King House, provided the money for our operating expenses and produced an initial fund to begin the rehabilitation of the House. A Financial Overview of 2015 provides additional details.

Our goal is to earn our donors' continuing support while attracting additional community members to help rehabilitate this unique historic treasure.

Much of our early success is the direct result of the dedicated effort of our Board members. Two of those directors, Connie Cobb and Keith Lamkin, have regrettably had to resign recently for personal reasons. We are grateful for their contributions and help in launching this important preservation project.

We invite you to join us with your time, talent and money to help us preserve what one Middle Village resident called "the finest house in town."

Jim Clarke, Chair

### KING HOUSE ASSOCIATION Board of Directors

- Jim Clarke, Chair [jmclarkegh@aol.com](mailto:jmclarkegh@aol.com)
- Susan Hannah, Vice Chair & Secretary [snb.hannah@gmail.com](mailto:snb.hannah@gmail.com)
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- Jane Cardinal, Chair, Program Committee [rjc@cardinalfamily.com](mailto:rjc@cardinalfamily.com)
- Carolyn Sutherland, Chair, Building & Grounds Committee [goodhart@grahamre.com](mailto:goodhart@grahamre.com)

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*KHA is a 501(c)(3) tax exempt, nonprofit organization.*

#### MISSION

*"The purpose of the King House Association is to purchase, rehabilitate and preserve the 1849 King home in Middle Village, Good Hart, Michigan in tribute to the rich cultural history of this beautiful place."*

## 2015 Accomplishments

- In early 2015, KHA was registered as a nonprofit Michigan corporation and shortly thereafter was granted 501(c)(3) tax exempt status by the IRS.
- Directors and officers were elected, a mission statement finalized, by-laws adopted and priorities established to assure a strong and accountable organization.
- Fundraising began immediately and by December 31 resulted in \$56,682.00 in contributions.
- An email address and Facebook page were established to facilitate communications; flyers, a newsletter and press releases have further raised awareness of the project.
- In the spring and summer, volunteers cleaned up the house, hauled away debris and cleared the site of overgrown brush.
- In the fall, an exploratory archaeological dig of the lot revealed a rich archaeological history and the likelihood that the area had been inhabited for perhaps thousands of years.
- Subsequent to the dig, the site was recognized by the State Historic Preservation Office as a designated Michigan archaeological site.
- A property survey of the lot was undertaken, the first ever done, and the lot is now clearly marked on its four corners.
- Our request for an exemption from local property taxes has been approved beginning in 2016 with an annual savings of roughly \$650.
- Discussions with a King family descendent revealed historic Middle Village photos and first-hand knowledge of the house and its history which will be invaluable in its rehabilitation.
- The land contract on the house was paid off in November relieving KHA of its interest expense and enabling the Association to assume unencumbered ownership.
- We prepared the house for winter with minor repairs to protect it from the elements and "critters."

## 2016 Plans and Activities

- The top priority is to select an architect to conduct a Conditions Assessment of the King House to determine its required rehabilitation, likely costs and the sequence of work to be performed.
- Armed with this information, a comprehensive rehabilitation plan will be developed, along with a budget and fundraising plan, and grant applications from various organizations.
- Our expectation is that some initial rehabilitation work will begin in late summer and fall.
- The Board will be expanded to strengthen and broaden its leadership and capability to support the increasing level of activity for the next several years.
- Based on the results of last year's exploratory dig, Dr. Dave Frurip will lead a more extensive archaeological dig of the lot this spring and fall.
- A history of the King House and genealogy of the King family is under development.
- Native American and Tribal input will be sought as the House becomes a vehicle to help tell the story of Middle Village.
- Two lively events are planned for this summer: Mary Stewart Adams of the Dark Sky Park will delight us all, children included, with fascinating stories of how the stars spoke to Native Americans; and local historian Rick Wiles will gather us around a friendly campfire at the King House for the history and stories about the Burt Lake Burnout. Dates and details to follow.
- The King House will be featured in the 2016-17 issue of Imagine Magazine, Emmet County's annual promotional magazine.
- KHA is now associated with the Michigan Historic Preservation Network and is a member of the National Trust for Historic Preservation.
- Mike Nuorala, CPA, a partner in the firm of Bunker, Clark, Winnell & Nuorala, has been retained to provide accounting and tax advice.
- A webpage will be launched if a way can be found to keep the costs reasonable.

## 2015 KHA Financial Overview

<b>Revenues</b>		
Contributions	\$	56,682.00
<b>Less, Expenses</b>		
GoFundMe Fees	\$	213.00
Insurance	\$	674.00
Taxes	\$	628.00
IRS Filing Fee	\$	400.00
Office Supplies & Misc.	\$	752.00
Interest on Land Contract	\$	659.00
Building Repairs	\$	<u>310.00</u>
<b>Total Expenses</b>	\$	<b>3,636.00</b>
<b>Net Revenues</b>	\$	<b>53,046.00</b>
<b>Less, Purchase of King House</b>	\$	<b><u>40,000.00</u></b>
<b>Cash on Hand at 12/31/2015</b>	\$	<b>13,046.00</b>



**The King House**

## The King House Association (KHA) Donor Privacy Policy

KHA does not sell or exchange personal donor information with other organizations or individuals. The use of your information is limited to internal purposes to better serve donors and prospective donors. We make every effort to ensure the security of your information.

KHA will use donor contact information only for these purposes:

- To respond to donor inquiries
- To thank donors
- To issue donor receipts
- To inform donors of upcoming programs and activities
- To share the KHA Annual Report or similar updates
- For internal analysis and record keeping
- For reporting to federal and state agencies as required by law

We will list the names of all donors in the KHA Annual Report and similar documents. Any donor who requests to remain anonymous will remain so on any published donor listing. KHA will not publish the specific amount of any donor's gift without the permission of the donor.

This policy will be reviewed periodically and donors will be advised of any changes.

## The King House Association THANKS YOU FOR YOUR DONATIONS

Matthew Aberbach and Alicia Schafer  
Anonymous  
Dennis and Barbara Aylward  
Ceci Bauer and Tim Flynn  
Ralph Bergemann  
JoAnn and John Birdzell  
Mr. and Mrs. Peter Blom  
Jennie and Wayne Bryan  
Patrick Bryan  
Sally Buick  
Sally and Ian Bund  
Barbara and Tom Camp  
Jane and Bob Cardinal  
Susan Sparrow Carson and Mike Carson  
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Marti and Larry Wallen  
Bonnie and Del Weitzel  
George Wolff  
James and Carole Wortley  
Debbie and John Zendt  
John and Jan Zobus

### ORGANIZATIONS

Baiardi Family Foundation  
Greater Good Hart Association  
Questers Petosega Chapter 857  
Shore Drive Study Club

The cost of printing and mailing this Report has been underwritten by an anonymous donor.

We apologize for any errors or omissions on this Donor Listing. If you find either, please advise us. Thank you.