Crestview Senior Housing Board Meeting

September 14, 2022

Meeting was called to order at 1:00 pm by Charlene Ogier, President. Present:, Jackie Kuxhausen, Jim Hudson, Patty Barkmeier, Jack Kniss, Eldon Rodine

**Minutes:** Minutes from August meeting were reviewed and approved. Motion by Jim and seconded by Eldon to approve minutes. Motion carried.

**Financial Reports:** August Accounts Payables, Monthly Report for Establishing Net Income; August Balance Sheet and Statement of Operating Receipts and Expenditures reports.

July from Loucks & Schwartz Financials.

Motion by Jack to approve and seconded by Jim. Motion Carried

**Occupancy Report:** We have 6 vacancies at this time with no applications in process.

**Communications:** Tenant Dinner was held 9/14, due to Nancy and Gerri being out to Conferences next week. Social Hour will be on Monday September 19th at 2 pm. & Bingo on 9/28.

**Tenant Report:** Nothing to discuss

**Old Business:**

**Board Member Vacancy** – Crestview has one more opening on the board. Gerri will reach out to Marcy Slack to see if she is interested or if she knows of someone who would like to be replacement.

**Audit Findings 2016 & 2020**-Gerri has been working with Michelle Riggs from Hud to try and get this resolved and then Gerri will move forward to focus on the 2020 issues.

**Signature Cards for Flatwater Bank-**Crestview is needing new signatures on file at Flatwater Bank, but at this time we are currently waiting until we have a full board.

**New Business:**

**End of year & Budget:**

Hild presented to the board the Budget Worksheet for review. End of year for Crestview is September 30th and the budget must be submitted by October 1st. Hild explained to the board why we are showing -$19,581.24, Crestview owes GHA over seventeen thousand dollars in management fees and it has been added to the budget to make HUD aware of the situation. Hild is also requesting another rent increase, currently Crestview is only getting $450 a month and Fair Market rent shows a one bedroom should be at $733 so I don’t see why we can get a rent increase. Motion made by Jackie to approve 2023 budget Second, by Jack. All approved.

**Snow Removal Bid:**

Hild ran an ad in the paper that Crestview was accepting bid for snow removal for upcoming snow season however, is only for the parking lot and not the sidewalks. GHA maintenance team will be doing snow removal on the sidewalks. The only bid we received was from Straight Line Construction with a rate of $125 an hour with 1 hr. min charge per visit. Motion was made by Jim to accept bid from Straight Line Construction . Second, by Eldon. All Approved.

**Open Forum:**

October meeting will not be held, we will move forward with plans to meet on November 9, 2022.

Motion by Jim and seconded by Jack to adjourn the meeting at 1:35 pm. Meeting adjourned.