

LUVERNE HRA  
MINUTES

Regular Meeting

Wednesday, June 11, 2025

11:30 A.M.

Members Present: Evan Verbrugge, Board Chair  
Mike DeBates, Board Vice-Chair  
Susan Schneekloth, Secretary  
Bob Wratz  
Mert Kracht  
Tammy Johnson

- I. Board Chair Verbrugge called the meeting to order at 11:30 a.m.
- II. Approve Meeting Minutes: Moved by Schneekloth, second by Wratz to approve the May 14, 2025 meeting minutes. All in favor, carried.
- III. Approve Financial Reports: Moved by DeBates, second by Kracht to approve the May 2025 financial reports. All in favor, carried.

IV. **OLD BUSINESS**

- A. AT&T Equipment Update-No updates.
- B. Preparing for Construction Project
  - 1. Change in Timeline:
    - Pre-bid meeting to be held tomorrow, June 12, 2025 at 10 a.m. Board members are welcome to attend.
    - In lieu of the new timeline, no additional apartments will be set aside at this time, they will be filled as they become available. This is to hopefully avoid an occupancy problem when construction ends.
    - Press release to appear in the Rock County Star Herald soon.
  - 2. Resolution 489-2025: After review, moved by Schneekloth, second by Wratz to approve Resolution 489-2025 to amend the 2022-2026 5-Year Action plan to include construction project activities, operating costs and a new air exchange/handler unit. All in favor, carried.
- C. CIP (Conservation Initiative Program): The CIP opportunity afforded to BMT allowed us to purchase and replace 12 air conditioners. Johnson requested board approval to purchase a scissors lift cart for maintenance to assist with AC installation. A lift cart would allow maintenance to safely and mechanically lift the AC unit to the wall opening so it can be slid in the sleeve. Moved by Kracht, second by Wratz to pursue purchasing a scissors lift. All in favor, carried.

V. **NEW BUSINESS**

- A. TV Donation: Jim Clark has donated an older (yet newer and larger than what we currently have) 72"- screen TV for the community room. Jim stated his parents loved living at the Tower and he would like to enrich the lives of those who are currently living here. Johnson will investigate whether or not we need a donation acceptance policy.

B. Resolution 488-2025.1: Kracht moved, second by DeBates to approve Resolution 488-2025.1 to remove additional outstanding checks. All in favor. Carried.

C. 2025 Capital Fund Award: The 2025 CFP fund awards have been announced. BMT is scheduled to receive \$152,607. Occupancy, accounts receivable/rate of collection and NSPIRE Inspections are taken into consideration in the capital fund calculation. BMT is in good standing in all 3 categories.

**VI. REPORTS:**

1. Project Performance
2. Recertification updated
3. Activity Report

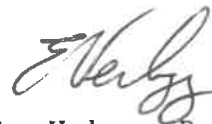
**VII. OTHER:**

**VIII. ADJOURN:** Moved by Schneekloth second by Wratz to adjourn at 12:05 p.m. All in favor, meeting adjourned.

Respectfully submitted:



Susan Schneekloth, Secretary



Evan Verbrugge, Board Chair