LaCrosse Community Pride

Board of Directors meeting 3/31/2023

Present were: Jeff, Kathleen, Alex, Leslie, Tami, Paige, Sarah, Kenny, Kelli, Jamie

Jeff called the meeting to order at **7:22 am**

Minutes from 3/17/23 were presented. Alex moved, and Jamie seconded to approve the minutes as written. Motion passed.

**Treasurer's Report (Paige):**

* Jim has the HUD report turned in.
* Tami moved and Kenny seconded we allow Bethany to pay the property taxes in full. Motion carried.
* After exploring several outside options, the board discussed hiring Jamie Camp for the LCP bookkeeper position. Most other firms were not taking new clients or were too far away to work closely with Sarah when financial documents are needed. Jamie did not take part in this discussion. The board is aware of the potential for a conflict of interest, but sees this as the best option at the time for LCP. Tami moved and Kenny seconded the LCP board hire Jamie Camp as the LCP bookkeeper effective as of May 1, 2023. Motion passed. Jamie agreed to sign a current Conflict of Interest form and will not participate in any future board discussion regarding her vendor status, pay, or any other critical decisions regarding this transaction or the future of this transaction. Jamie requested Jim do a refresher training course for her and Sarah. Paige will look into this.

**Grants:**

* Kenny has not applied to any new grants.
* No word from Innovia yet about the grant that was already done.
* After meeting with the county, Kenny has official addresses for the bunkhouses, service station, and the rock houses across the street. He will be meeting with Angela to get this on record with the city.
* There was discussion about the fire department’s lack of training hours and outdated equipment. Most board members feel we do not have the bandwidth to assist them at this time.

**Store Building:**

* The new, one year, lease was signed with Carter Foods. Rent will now be $275 a month and the store will no longer be responsible for cleaning or cleaning supplies. A copy will be placed in the safe.
* Sarah reached out to Castle Carpet cleaning for a quote. They are going to be more expensive than AJ Mithaus. Sarah will reach out to AJ to see about having the Gathering Place carpet flooring cleaned before Farmers’ Festival.

**Apartments:**

* Bethany and Justin plan to have the laundry room transition done this weekend.
* Paige is working finding more resources for the tenants.
* Kathleen spent many hours thatching and raking the lawn. She said some of the spots may need to be killed and reseeded because it is in such poor shape.
* Bethany has asked for a couple of board members to assist her with apartment walkthroughs. Jeff and Kathleen volunteered to go with her.

**Andrus Building:** Bainbridge officially gave notice they will be terminating their lease with LCP. As per the lease agreement, they are to give 90 days warning prior to the termination. Their lease will end June 21, 2023. They have already asked to be billed for the three months rent.

**Cafe:**

* Last year there were birds nesting in the siding and roof. We need to check to see if they are building a nest again.
* The insurance is scheduled to run out soon at the cafe. Sarah will check to make sure new insurance is in place.

**Bank:** Nothing to report.

**Rockhouses:**

* The first part of the concrete has been poured.
* Sarah has turned in warranty paperwork for the mini fridge, but has not heard anything back.
* Sarah has hired Ranch House Recycling to make a couple of mirrors for the bunkhouses.
* People are starting to enquire more and more about renting them.

**Service Station:**

* Sarah has found where the pumps were located. She cannot tell if it is filled with sand. She is working with Chris, from the McGregor Company, to further determine the location of the tank.
* Sarah has contacted Bob Krikac to schedule another visit with the students. She has not heard back from him.
* David Carnes already has the training required by the state to work on a historical preservation project.

**Director’s Report:**

* Sarah finished the tax exempt paperwork for the apartments and Gathering Place.
* Sarah has finished cleaning upstairs. The library has the space overlooking 2nd St to keep their supplies. The business group has a space on the interior wall to keep their supplies. All important documents are in the safe.
* Sarah gave Jeff a binder of LCP historical documents to put in Heritage Society’s archives.
* Sarah reached out to the Port of Whitman County to express LaCrosse’s interest in having the biodiesel plant located in LaCrosse. They did respond in that it has to be on city water. Sarah asked for an approximate number of gallons they would need and has not heard back from the port.

**Bylaws:** Kenny moved and Paige seconded to adopt the updated Bylaws.

**Other:** Roger Farrell would like to meet with the group about the speeder car event. Breakfast will be taken care of for the operators by COA. Rides will begin at 10 going to Pampa or Maleys.

Next meeting will be April 14, Economic Vitality (Jeff-chair, Leslie, Alex, Kenny, Kathleen) and Outreach (Tami-chair, Kelli, Jamie) committees will have time from 7-7:15 to meet and create goals for the remainder of 2023 and report back as a group. Our regular meeting will begin at 7:20.

Jeff concluded the meeting at 8:22am.

**Action Items:**

All: update volunteer sheet for Sarah

Alex- Move forward on getting an agreement for the railroad property the bunkhouse sits on, Speeder cars

Tami-Update letters for silent auction and get mailed, Crosswalk art

Paige- Work with Jim to get Jamie setup in Quickbooks

Jeff-Work on resolving Cafe issues

Kenny-Help look for new grants to apply for

Kathleen- Work on the apartment landscaping as weather permits, check on Andurs roof,

Jamie-Work with Sarah to make sure refrigerator issue is resolved, Work with Leslie on photos for bunkhouses

Kelli-Signage for LCP owned buildings

Leslie-photos for bunkhouses with Jamie