

Beulah JDA
Board Meeting Minutes
June 20, 2018
4:35 PM – Beulah City Hall

Chairman Richter called the meeting to order.

In attendance were: Nathan Richter, Clyde Schulz, Mary Lou Horning, Michael Woods, Gloria Olheiser:
Absent were: Scott Solem and Dave Ripplinger. Also in attendance: Kate from Beulah Beacon, Rachael
Mortenson, Beulah Chamber.

Meeting Minutes:

Chairman asked for approval of the minutes for May 30th, 2018 meeting. Clyde Schulz moved to
approve; Gloria Olheiser seconded the motion. Motion carried.

Agenda Approval:

Mary Horning moved to approve the Agenda; Gloria Olheiser seconded the motion. Motion
carried.

Financial Report:

Profit and Loss Statements were reviewed by members. Gloria Olheiser explained that we are
still in transition with previous Treasurer and that she emailed these reports to members for
review before the meeting. Mary Horning moved to approve; Schulz seconded. Motion carried.

Interest Buy-Down Information was discussed. Once the audit is completed we will have
information for all the buydowns as far as what is left on each and how long is left to pay on
each. This information should be ready for us soon.

Signature cards have been changed at the banks and Nathan and Gloria have authority to sign.

The City of Beulah audit is being performed and Gloria stated that the auditors are looking for
meeting minutes. Chairman Richter asked which year is being audited....2017 or 2018. Gloria
will contact Heather Ferbee, City Auditor, to ask, but Gloria feels these minutes need to be
submitted quickly.

Old Business:

B'Dolce's project - The final punch list for the building is the same as last month. Nathan has
been emailing Austin at Western Steel as to when we can expect our building to be completed
so that we can make final payment. Austin, did send an employee out to verify the items which
we said need completion, but no work has been started. Items needed completion are:
raingutters, small holes in the roof, lights over signs, weather stripping under front and rear
doors. These are minor repairs but board members do not want to pay the final bill until all
work is done. Schulz motioned to withhold all payments to Western Steel until building is 100%
complete for the next 30 days. Mary Horning seconded the motion; Motion carried.

Itemized Construction List - Nathan stated he had emailed an itemized list to members regarding the project. While there may be some issues to contest, JDA never received an itemized construction list, so challenging some items may be difficult at this point.

Electric Bill – Gloria states that there is an unpaid MDU bill for electrical from February to April, 2018 which was while the project was still under construction. JDA will pay this bill and submit later to the contractor if this was covered in his bid. We will check to see who has been paying the MDU throughout the building renovation.

Loan with The Union Bank - Wade at The Union Bank is requesting that we have a motion in our minutes appointing Nathan Richter and Gloria Olheiser as agents to sign the loan at The Union Bank. This had been approved at a previous meeting for \$165,000. Mike Woods made the motion; Clyde seconded it; Motion passed.

USDA Building - The USDA building pays approx. \$2,728.75 per month and their lease expires December 2018. They are requesting several repairs done before then. Clyde and Nathan went to the USDA and reviewed their punch list which includes: emergency lights that are not working; only have 3 smoke detectors in the building; battery backups for exit lights, handrails need to be 42"; sign out front needs paint. USDA has a 5-year lease and at the end of the lease period the government entity does inspections. This lease period ends December 2018. We need a time frame for completion of these items to get bids. We can then renegotiate the lease. Randy Sailer has cared for the lawn for many years; but John told Todd Wolstenholme he could have the job. Nathan and Clyde will talk with John and Randy Sailer.

Greystone Complex – Mary will talk with the tenants about any necessary repairs.

Country Kettle – Mary will talk with tenants about any needed repairs.

New Member Openings – JDA has several openings and Gloria will talk with Heather Ferbee or the Beulah Beacon about a template for advertising for new members. Gloria will also make sure JDA has a cubby hole for mail or other city information.

New Laptop Computer – Gloria informed JDA that the City has purchased a laptop which will be kept at City Hall and all JDA information will be loaded on that computer for ease of transition.

NEW BUSINESS:

Bylaws: Scott Solem is working on new bylaws for the pool and asked Chairman Richter if JDA needs to revisit our bylaws. Solem was not present to present his ideas.

Solem Planter Box: Solem has asked several entities about repairing and planting the planter box in front of his main street building. This is also used for the Christmas tree display in December. Members felt that Solem should submit a request to JDA which is the normal process and seek organizations for financial assistance. Some have already committed.

There being no other business the meeting was adjourned.

