



Crosby HRA Board Meeting

11:00 a.m. Tuesday December 13th, 2022

Community Room, 300 Third Avenue NE, Crosby MN 56441

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVE AGENDA

4. REVIEW AND APPROVE MINUTES (*Attachment 1*)

5. BILLS & COMMUNICATIONS

- a.** Financial Report (*Attachment 2*)
- b.** Housing Manager Report (*Attachment 3*)
- c.** Executive Director Report (*Attachment 4*)

6. UNFINISHED BUSINESS:

7. NEW BUSINESS:

- a.** 2023 Meeting Schedule (*Attachment 5*)

8. COMMISSIONER COMMENTS:

9. NEXT MEETING: January 10th, 2022

10. ADJOURNMENT

Marna Paron, Chair & Resident Commissioner Term Expires: 2026

Renae Marsh, Secretary/Treasurer Term Expires: 2025

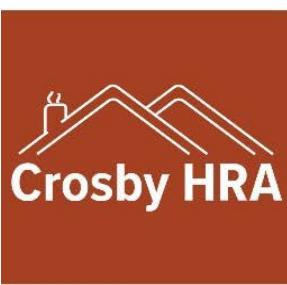
Buzz Neprud, Commissioner Term Expires: 2027

Maxine Fisher, Vice Chair Term Expires: 2024

Paula Traylor, Commissioner Term Expires: 2026

**All terms expire August 31st*

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**Crosby HRA
BOARD MEETING MINUTES
Wednesday, October 9, 2022**

The regular meeting of the commissioners of the Housing and Redevelopment Authority of Crosby was held at 11:00AM, Wednesday, November 9, 2022, Community Room, 300 3rd Ave NE, Crosby MN 56441.

1. CALL TO ORDER: Commissioner Paron called the meeting to order at 11:00 AM.

2. ROLL CALL:

Commissioners - Marna Paron, Paula Traylor, Renae Marsh & Maxine Fisher.

Absent - Buzz Neprud

Others present - Executive Director Eric Charpentier, Housing Manager Shannon Fortune, Housing Specialist Mallory Demel, Rehab Administrative Specialist Kristin Miller & Reverend Gerald Fisher.

REVIEW AND APPROVE AGENDA:

Moved by Commissioner Traylor and seconded by Commissioner Fisher to approve the agenda for Wednesday, November 9, 2022. All commissioners were in favor, and none were opposed. The amended agenda is approved.

3. REVIEW AND APPROVE MINUTES:

Moved by Commissioner Traylor and seconded by Commissioner Marsh to approve the meeting minutes from Tuesday, October 11, 2022. All commissioners were in favor, and none were opposed. The minutes were approved.

4. BILLS AND COMMUNICATIONS:

a. Financial Report and Approval Request:

October 2022 financial report was presented by Eric Charpentier.

Moved by Commissioner Marsh and seconded by Commissioner Fisher to approve October checks numbered 118733 through 118772 and October ACH payments numbered 1609 through 1616 and 258 through 261. All commissioners were in favor, and none were opposed. The motion was approved.

b. Housing Manager Report:

Presented by Shannon Fortune

Tenant Activities Update

There were 19 participants in the NAPS food delivery program in October, which includes one newly enrolled individual. The main activities in October were chair yoga/exercise classes (10), a seminar presented by Northern Pines related to "Changing the Narrative" for mental health and suicide prevention (4), and a referral passed along to the Tenant Council for a music/entertainment resource. One new activity in the works will be a sewing/knitting/crochet group that will make handmade items to donate to community service organizations for distribution to those in need. Minutes from the Tenant Council meeting in October are attached.

Annual Inspections

Staff will be conducting annual inspections for all Edgewood units in November. Dellwood and Scattered Sites will be next, with all being completed by the end of December.

Monthly Property Performance Reports for October 2022

presented by Shannon Fortune.

Executive Director Report:

Presented by Eric Charpentier

Review of HUD Training

In October Eric spoke about some training that was available online from HUD, specifically for our commissioners. On October 31st he sent out, via email, a link to the YouTube training. He took some time today to review some of that video and leave some time for commissioners to ask questions. We will spend another 20-30 minutes at our December meeting reviewing some of the content in this video as well.

5. UNFINISHED BUSINESS: None at this time.

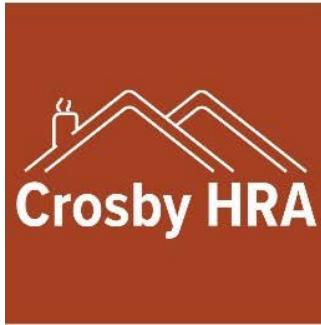
6. NEW BUSINESS: None at this time.

7. CHAIR COMMENTS: None at this time.

8. NEXT MEETING: Tuesday, December 13th, 2022

9. ADJOURNMENT:

Commissioner Traylor made a motion to adjourn the meeting. Commissioner Fisher seconded the motion. All commissioners voted in favor of the motion, and none were opposed. The motion was approved, and meeting was adjourned at 11:53 AM.



To: Crosby HRA Board Members
From: Karen Young, Finance Director
Date: December 5, 2022
Re: December Financial Report

Please find attached the financial information for November 2022.

Action Requested:

Approval of November checks numbered 118773 through 118809 and November ACH payments numbered 1617 through 1632 and 262 through 265.

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Crosby Housing & Redevelopment Authority 2023 Ratios

FASS Ratios	Max Pts	Scoring	Apr	May	June	July	Aug	Sept	Oct	Nov
Quick Ratio	12	QR <1 =-0-, QR >2 =12	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
Months Expendable Net Assets	11	MENA <1.0= 0, ME >4 =11	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
Debt Svc Coverage	2	DSC < 1 = 0, DSC >1.25 =2	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Points	25		25.00							

MASS Ratios	Max Pts	Scoring	Apr	May	June	July	Aug	Sept	Oct	Nov
Occupancy	16	O <90% =0, O >98% =16	16.00	12.00	12.00	12.00	12.00	16.00	16.00	16.00
Tenant Accounts Receivable	5	TAR <1% =5 , TAR >2.5% =0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	4	AP < .75 = 4, AP >1.5 =0	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Total Points	25		20.00	16.00	16.00	16.00	16.00	20.00	20.00	20.00
Total of Above Ratios	50		45	41	41	41	41	45	45	45

MASS Ratios	Max Pts	Scoring	Apr	May	June	July	Aug	Sept	Oct	Nov
Timeliness of Obligation	5	>90% at OED = 5 <90% at OED = 0	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Occupancy Rate	5	OR <93% = 0, OR >96% =5 Must have 5 points or	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Total Points	10	Capital Fund Troubled	10.0							

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	Current Period	Current Year	Year To Date Budget	Variance
Income				
100-000-3110.000 Dwelling Rental	-19,661.00	-147,566.62	-139,980.00	-7,586.62
100-000-3120.000 Excess Utilities	-8.67	-708.67	-433.36	-275.31
100-000-3401.000 Operating Subsidy	-8,957.00	-65,172.00	-73,573.36	8,401.36
100-000-3402.000 Capital Fund Revenue	0.00	0.00	-6,666.64	6,666.64
100-000-3610.000 Interest Revenue	0.62	6.80	0.00	6.80
100-000-3690.000 Other Income	-44.87	-1,177.18	-1,066.64	-110.54
100-000-3691.000 Other Tenant Revenue	-1,535.15	-16,857.48	-6,666.64	-10,190.84
100-000-3695.000 Laundry Revenue	-338.25	-2,366.02	-1,733.36	-632.66
Total Income	-30,544.32	-233,841.17	-230,120.00	-3,721.17
Expense				
100-000-4110.000 Administration Salaries	2,304.97	13,807.43	13,320.00	487.43
100-000-4130.000 Legal	1,125.15	2,560.01	2,000.00	560.01
100-000-4140.000 Staff Training	8.25	133.25	266.64	-133.39
100-000-4150.000 Travel	40.31	400.79	483.36	-82.57
100-000-4171.000 Auditing Fees	78.75	3,675.00	3,675.00	0.00
100-000-4190.000 Sundry-Other Admin	32.50	720.00	350.00	370.00
100-000-4191.000 Management Fees	3,000.00	24,000.00	24,000.00	0.00
100-000-4194.000 Office Supplies	51.86	655.63	1,200.00	-544.37
100-000-4195.000 Membership Dues	0.00	93.60	100.00	-6.40
100-000-4196.000 Telephone	0.00	498.57	600.00	-101.43
100-000-4198.000 Advertising	118.05	118.05	666.64	-548.59
100-000-4199.000 Postage	0.00	2.72	375.00	-372.28
100-000-4210.000 Tenant Svcs Salaries	511.82	3,059.51	2,940.00	119.51
100-000-4230.000 Tenant Services Other	0.00	121.15	866.64	-745.49
100-000-4310.000 Water	961.30	8,638.89	10,000.00	-1,361.11
100-000-4315.000 Sewer	1,444.29	12,826.05	15,166.64	-2,340.59
100-000-4320.000 Electricity	2,170.18	14,832.77	15,440.00	-607.23
100-000-4330.000 Gas	846.64	4,842.32	6,360.00	-1,517.68
100-000-4431.000 Garbage & Trash	668.40	7,984.08	5,866.64	2,117.44
100-000-4410.000 Maintenance Labor	4,561.78	27,203.69	28,963.36	-1,759.67
100-000-4420.000 Materials	1,306.67	6,781.99	12,000.00	-5,218.01
100-000-4430.000 Contracts Costs	1,498.87	13,769.24	11,800.00	1,969.24
100-000-4432.000 Decorating Contract	2,167.71	18,944.93	6,000.00	12,944.93
100-000-4435.000 Grounds Contract	177.99	2,927.67	1,933.36	994.31
100-000-4445.000 Elevator Maintenance	0.00	4,003.00	3,437.00	566.00
100-000-4450.000 Plumbing/Heating	669.73	3,561.81	3,333.36	228.45
100-000-4455.000 Snow Removal	0.00	0.00	1,600.00	-1,600.00
100-000-4456.000 Exterminating	55.00	385.00	666.64	-281.64
100-000-4457.000 Janitor/Cleaning	699.59	9,777.63	4,866.64	4,910.99
100-000-4510.000 Insurance	2,259.98	18,079.84	19,253.36	-1,173.52
100-000-4520.000 Property Tax	743.94	5,347.56	4,935.93	411.63
100-000-4540.000 Employee Benefits	2,916.22	21,563.04	21,123.36	439.68
Total Expense	30,419.95	231,315.22	223,589.57	7,725.65
Net Income(-) or Loss	-124.37	-2,525.95	-6,530.43	4,004.48

	Current Period	Current Year	Year To Date Budget	Variance
Income				
700-000-3110.000 Dwelling Rental	-19,702.00	-154,423.76	-157,000.00	2,576.24
700-000-3120.000 Excess Utilities	-35.00	-1,558.00	-1,293.36	-264.64
700-000-3404.000 Other Government Grant	-9,054.00	-74,872.00	-76,153.36	1,281.36
700-000-3610.000 Interest Revenue	-1,212.23	12,068.24	-3,866.64	15,934.88
700-000-3690.000 Other Income	-67.30	-1,311.71	-533.36	-778.35
700-000-3691.000 Other Tenant Revenue	-19.00	-8,856.87	-4,000.00	-4,856.87
700-000-3695.000 Laundry Revenue	-853.00	-5,637.50	-5,866.64	229.14
Total Income	-30,942.53	-234,591.60	-248,713.36	14,121.76
Expense				
700-000-4110.000 Administration Salaries	3,657.45	22,311.05	21,810.00	501.05
700-000-4130.000 Legal	0.00	121.00	2,000.00	-1,879.00
700-000-4140.000 Staff Training	12.38	137.38	400.00	-262.62
700-000-4150.000 Travel	40.32	420.78	566.64	-145.86
700-000-4171.000 Auditing Fees	78.75	3,675.00	3,675.00	0.00
700-000-4190.000 Sundry-Other Admin	32.50	390.00	366.64	23.36
700-000-4191.000 Management Fees	4,500.00	36,000.00	36,000.00	0.00
700-000-4194.000 Office Supplies	26.87	630.68	1,333.36	-702.68
700-000-4195.000 Membership Dues	0.00	93.60	100.00	-6.40
700-000-4196.000 Telephone	0.00	498.66	600.00	-101.34
700-000-4198.000 Advertising	118.05	118.05	666.64	-548.59
700-000-4199.000 Postage	0.00	2.72	375.00	-372.28
700-000-4210.000 Tenant Svcs Salaries	767.73	4,589.29	4,410.00	179.29
700-000-4230.000 Tenant Services Other	0.00	121.15	133.36	-12.21
700-000-4310.000 Water	585.64	4,433.68	4,333.36	100.32
700-000-4315.000 Sewer	986.20	7,420.05	7,500.00	-79.95
700-000-4320.000 Electricity	3,158.40	23,403.29	20,733.36	2,669.93
700-000-4330.000 Gas	591.58	4,974.88	7,720.00	-2,745.12
700-000-4431.000 Garbage & Trash	320.38	3,052.98	2,333.36	719.62
700-000-4410.000 Maintenance Labor	4,561.84	27,203.97	30,266.64	-3,062.67
700-000-4420.000 Materials	598.44	4,257.45	11,333.36	-7,075.91
700-000-4430.000 Contracts Costs	913.29	11,499.90	10,466.64	1,033.26
700-000-4432.000 Decorating Contract	1,127.75	8,212.34	18,666.64	-10,454.30
700-000-4435.000 Grounds Contract	188.42	3,644.73	1,733.36	1,911.37
700-000-4445.000 Elevator Maintenance	0.00	2,894.58	3,437.00	-542.42
700-000-4450.000 Plumbing/Heating	0.00	101.00	6,000.00	-5,899.00
700-000-4455.000 Snow Removal	0.00	0.00	1,733.36	-1,733.36
700-000-4456.000 Exterminating	55.00	385.00	800.00	-415.00
700-000-4457.000 Janitor/Cleaning	719.39	9,224.47	5,600.00	3,624.47
700-000-4510.000 Insurance	1,951.25	15,610.00	15,086.72	523.28
700-000-4520.000 Property Tax	704.74	5,659.85	5,786.64	-126.79
700-000-4540.000 Employee Benefits	3,371.08	24,804.23	24,476.64	327.59
700-000-4590.000 Other General Expense	0.00	2,654.02	0.00	2,654.02
Total Expense	29,067.45	228,545.78	250,443.72	-21,897.94
Net Income(-) or Loss	-1,875.08	-6,045.82	1,730.36	-7,776.18

Housing and Redevelopment Authority of Crosby
Payment Summary Report
November 2022

Payment Date	Payment Number	Remit to Vendor	Total Check Amt
11/9/2022	262	Eric Charpentier	\$20.00
11/9/2022	263	John Schommer	\$145.66
11/9/2022	264	Scott Risnes	\$198.80
11/9/2022	265	Shannon Fortune	\$40.00
11/3/2022	1617	Harpers Payroll Service	\$1,222.31
11/3/2022	1618	Harpers Payroll Service	\$41.78
11/3/2022	1619	Minnesota State Retirement System	\$50.00
11/3/2022	1620	Lincoln Financial Group	\$719.49
11/17/2022	1621-1622	Void	\$0.00
11/17/2022	1623	Lincoln Financial Group	\$719.49
11/17/2022	1624	Minnesota State Retirement System	\$50.00
12/1/2022	1625-1628	Void	\$0.00
11/17/2022	1629	Harpers Payroll Service	\$50.10
11/17/2022	1630	Harpers Payroll Service	\$1,251.67
11/30/2022	1631	Harpers Payroll Service	\$1,221.09
11/30/2022	1632	Harpers Payroll Service	\$243.66
11/3/2022	118773	Minnesota Energy Resources	\$1,438.22
11/3/2022	118774	Minnesota Power	\$5,328.58
11/3/2022	118775	T-Mobile	\$51.04
11/9/2022	118776	Aramark Uniform Services	\$75.72
11/9/2022	118777	Borden Steinbauer And Kruger	\$1,125.15
11/9/2022	118778	Bremer Bank Credit Card	\$75.00
11/9/2022	118779	City Of Crosby	\$4,363.45
11/9/2022	118780	Cliftonlarsonallen	\$157.50
11/9/2022	118781	Climate Makers	\$204.00
11/9/2022	118782	Crescent Electric Supply Company	\$134.76
11/9/2022	118783	Crosby Ace Hardware	\$156.37
11/9/2022	118784	Crosby-Ironton Courier	\$90.52
11/9/2022	118785	Forum Communications	\$145.58
11/9/2022	118786	Granite Pest Control LLC	\$110.00
11/9/2022	118787	Gravelle Plumbing & Heating	\$359.19
11/9/2022	118788	Handyman's Inc.	\$274.80
11/9/2022	118789	Harpers Time & Attendance	\$16.25
11/9/2022	118790	Hd Supply Facilities Maint	\$375.11
11/9/2022	118791	Healthpartners	\$4,098.10
11/9/2022	118792	Holden Electric Co. Inc.	\$435.30
11/9/2022	118793	Integrity Woodwork	\$375.00
11/9/2022	118794	Judy Robinson	\$1,410.00
11/9/2022	118795	Kristin Miller	\$20.63
11/9/2022	118796	MRI Software LLC	\$75.00
11/9/2022	118797	Minnesota Power	\$33.00
11/9/2022	118798	Minnesota Power	\$64.00
11/9/2022	118799	Northland Fire Protection	\$239.00
11/9/2022	118800	ShofCorp LLC	\$75.48

Housing and Redevelopment Authority of Crosby
Payment Summary Report
November 2022

Payment Date	Payment Number	Remit to Vendor	Total Check Amt
11/9/2022	118801	Strike Painting & Finishing	\$900.00
11/9/2022	118802	The Office Shop	\$53.74
11/9/2022	118803	Visa-Unity	\$1,512.43
11/9/2022	118804	Waste Partners Inc	\$602.76
11/9/2022	118805	West Central Flooring	\$2,329.02
11/9/2022	118806	Xtona	\$335.00
11/9/2022	118807	Yde's Major Appliance	\$25.00
11/17/2022	118808	Tenant Refund	\$204.00
11/17/2022	118809	Tenant Refund	\$552.41
		Report Total	\$33,795.16



To: Crosby HRA Board Members
From: Shannon Fortune
Date: Dec-06-2022
Re: Housing Manager Report

Tenant Activities Update

There were 19 participants in the NAPS food delivery program in November. Diana has just completed her Civil Rights training and will be assisting her volunteers to complete this training in December. This past month the activities were chair yoga/exercise classes (12), a baking demonstration focused on using pantry staples in new ways (8), a holiday arts-n-crafts group (5), a "Chicken Soup For The Soul" activity (1), and the first in a series of five "Back to the Kitchen" cooking classes hosted by the University of MN Extension Office (8). Based on tenant responses from a previously administered survey, Diana formed a volunteer group of knitters and crocheters. They voted to call their group "Love Loops" and set a mission of "warming the hands and hearts of our neighbors in need". The group meets weekly and has been working on making mittens, hats and scarves for the warming shelter and baby hats and blankets to donate to Essentia. This group is small now but is open to all that wish to join them. And lastly, Diana coordinated a sign-up for a donated Thanksgiving meal, provided by the Brainerd Legion, Brainerd VFW, Brainerd Elks, and Brainerd Eagles club. On Thanksgiving morning Diana and her volunteers sorted, bagged, labeled, and delivered meals to 52 tenants in Edgewood and Dellwood. Minutes from the Tenant Council meeting in November are attached.

Office Physical Update

Staff have been discussing some physical changes to help improve the safety and security of the office space. Admin staff will be reducing open office hours and relying on appointments to provide service to our tenants and guests, much as we did during COVID precautions, until we are able to complete the project. We anticipate the project being completed relatively soon and are excited about the upgrades to maintain a safe and secure environment.

Monthly Property Performance Reports for November 2022

Please see Attachment.

No Action Requested; Discussion Items

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Crosby Housing and Redevelopment Authority

Monthly Property Performance Report

November-2022

1. Property Narrative

2. Physical Occupancy

Unit Size	Total Units	Occupied Units	Mod Rehab	Make Ready	Vacant Units	Percent Occupied
Edgewood	61	60	n/a	n/a	1	98%
Dellwood	39	38	n/a	n/a	1	97%
Family Units	20	20	n/a	n/a	0	100%
TOTAL	120	118	0	0	2	98%

3. Customer Traffic

Applications Requested	11
Applications Placed on Wait List	14
Applications Denied on Wait List	6

4. Waiting List

Unit Size	# of Units	Total # on Wait List	Notified	Screening	Denied
1 bdrm	99	85	7	4	1
2 bdrm	13	24	0	0	0
3 bdrm	6	19	0	0	0
4 bdrm	2	4	0	0	0
TOTAL	120	120	7	4	1

5. Move-Ins and Move Outs

	This Month	Year-to-Date
Move-Ins	1	21
Move-Outs	3	22

*Starting 4/1/2022

6. Lists of Vacant Units and Unit Status

Unit	Unit Size	Anticipated Lease Date	Applicant Approved?
DW#212	1	Dec-20th	Screening
EW#214	1	Dec-20th	Screening

7. Recertifications

Interim Recertifications	4
Annual Recertifications	8
Completed for this month	12

8. Annual Unit Inspections

Total units to be inspected this year	120
Number completed start of month	0
Number inspected for the month	61
Number completed year-to-date	61
Total left to be inspected this year	59
Have all building system inspections been completed?	In Process
If yes, please enter date	n/a

*Starting 4/1/2022

9. Lease Enforcements

Lease warnings/violations issued	7
30-day lease terminations	1

10. Evictions

Resident	Reason	Summons Date	Judgment Action
None			

11. Non-Emergency Work Orders

Beginning Balance	0
Received	50
Closed	47
Ending Balance	3
Total Completed Work Orders for Year	417

*Starting 4/1/2022

12. Emergency Work Orders

	This Month	Year-to-Date
Requested	0	5
Completed within 24 hours	0	5
Percent completed within 24 hours	n/a	100%

*Starting 4/1/2022

Tenant Council Meeting - Monday, November 7, 2022 at 11:00 a.m.

Members present: Roxy, Doris, Jen and Diana

Treasurer Report:

For the month of October:

Coffee income: \$181.50

Coffee spent: \$111.45

Bingo income: \$14.00

Bingo spent: \$3.99

Potluck income: \$23.00

Potluck spent: \$34.76

Halloween spent: \$3.95

Petty Cash for end of October: \$414.77

Checking: \$652.71

OLD BUSINESS:

Had a potluck on Oct. 15th. 18 people attended.

Oak Street Chapel Band came on Oct. 25th to play for tenants. There were about 10-12 people.

NEW BUSINESS:

Had approx. 40 kids for halloween and the sucker pull game. The candy we had left over was put on each floor for the tenants.

Bible Study will be meeting on the 15th of November at 2 p.m.

Oak Street Chapel Band will be coming on the 22nd at 2 p.m.

We had our Craft/Bake Sale on the 5th of November. Raised \$100.50 Was discussed about what happened to all the grocery carts. Need to check into this with the office.

Was decided to also add a Spring Craft/Bake Sale along with the one we have in November. The spring one will be around Mother's Day.

Was also decided to add a sign to the front doors.

There will be a meeting on the 28th of Nov. to discuss a new craft. Will be meeting in the dining room.

"Back to the Kitchen" will be held on Dec. 6th at 10:30 a.m. This is a cooking demo.

Our next potluck will be on Nov. 19th at 1 p.m. This is our Thanksgiving potluck. The tenant council will provide the turkey and ham.

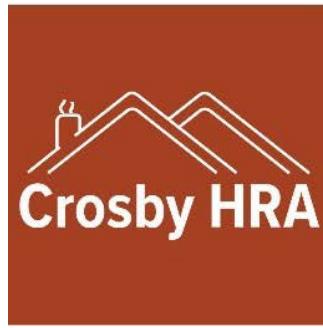
The HRA purchased a new tv for the Edgewood lobby. We thank them.

Dec. will start our door decorating contest.

Kale will return on Dec. 18th to entertain tenants.

Our next meeting will be Dec. 5th.

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To: Crosby HRA Board Members
From: Eric Charpentier, Executive Director
Date: December 7th, 2022
Re: Executive Director Report

Maintenance Engineer Opening

Scott Risnes recently resigned his position in our maintenance department. We have posted the job opening and have received a number of applicants and interest. We anticipate holding interviews the week of December 12th and the position will be open until filled.

Review of HUD Training

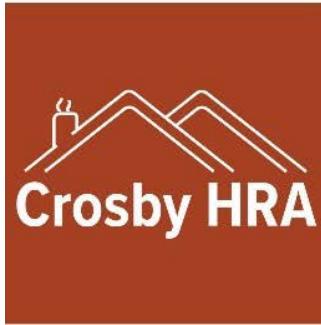
I'd like to spend another 20-30 minutes today reviewing some of the content in the HUD training video that we started viewing last month.

Meet Cordelia Squires-Charpentier

On Thanksgiving Day my wife and I received a wonderful gift with the birth of our daughter Cordelia. She weighed in at 8 lbs 5 oz and measured at 21 inches. We are thrilled to have her finally here with us and are blessed that she is a healthy baby girl.

No Action Requested; Discussion Items

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Crosby HRA Board Meeting Schedule for 2023

Board meetings are typically held on the second Tuesday of each month at 11:00 a.m. located in the community room at Dellwood Apartments, 300 Third Avenue NE in Crosby, Minnesota.

MONTH	DAY	DATE
January	10	1-10-23
February	14	2-14-23
March	14	3-14-23
April	11	4-11-23
May	9	5-09-23
June	13	6-13-23
July	11	7-11-23
August	8	8-08-23
September	12	9-12-23
October	10	10-10-23
November	14	11-14-23
December	12	12-12-23

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