



300 Third Avenue NE  
Crosby, MN 56441-1642

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[www.crosbyhra.org](http://www.crosbyhra.org)

**Crosby HRA Board Meeting**  
**11:00 a.m. Tuesday June 10<sup>th</sup>, 2025**  
**Community Room, 300 Third Avenue NE, Crosby MN 56441**

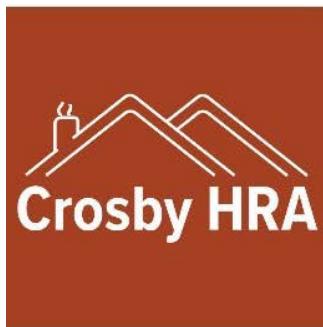
**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. OATH OF OFFICE (Attachment 1 – Pg. 3)**
  - a. Administer Oath of Office for the New Resident Commissioner Lehnhoff
- 4. REVIEW AND APPROVE AGENDA**
- 5. OPEN FORUM**

*Time allocated for citizens and tenants to bring matters not on the agenda to the attention of the Crosby HRA board. If you are going to give a report or wish to speak, please state your full name and address. You will be restricted to 3 minutes and no Board action will be taken.*
- 6. REVIEW AND APPROVE MINUTES (Attachment 2 – Pg. 5)**
  - a. Approval of the Tuesday, April 8<sup>th</sup>, 2025 Meeting Minutes
- 7. BILLS & COMMUNICATIONS**
  - a. Financial Report (Attachment 3 – Pg. 7)
  - b. Housing Manager Report (Attachment 4 – Pg. 13)
  - c. Maintenance Director Report (Attachment 5 – Pg. 15)
  - d. Executive Director Report (Attachment 6 – Pg. 17)
- 8. UNFINISHED BUSINESS:**
- 9. NEW BUSINESS:**
- 10. COMMISSIONER COMMENTS:**
- 11. NEXT MEETING:** July 8<sup>th</sup>, 2025

## **12. ADJOURNMENT**

Vacant, Resident Commissioner Term Expires: 2026  
Renae Marsh, Secretary/Treasurer Term Expires: 2025  
Vacant, Chair Term Expires: 2027  
Vacant, Commissioner Term Expires: 2029  
Paula Taylor, Vice Chair Term Expires: 2026  
*\*All terms expire August 31st*



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To: Crosby HRA Board Members  
From: Eric Charpentier, Executive Director  
Date: June 10<sup>th</sup>, 2025  
Re: Oath of Office: Donald Lehnoff

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At the June 9<sup>th</sup>, 2025, City Council meeting, the Crosby City Council will be approving the appointment of Donald Lehnhoff as the Resident Commissioner of the Crosby HRA Board for a term expiring August 31<sup>st</sup>, 2026. We had two nominations for this board position from the HRA housing community and held an election that was completed on June 3<sup>rd</sup>. This appointment will fill out the current term of Resident Commissioner Robinson on the board as she resigned in April of 2025. Donald will take an oath of office at the board meeting (*Attachment 1a*).

**Action Requested: No action requested.**



OATH OF COMMISSIONER OF  
THE HOUSING AND REDEVELOPMENT  
AUTHORITY OF CROSBY, MINNESOTA

I, Donald Lehnhoff, do solemnly swear that I will support the Constitution of the United States of America and of the State of Minnesota and that I will faithfully discharge the duties of the Office of Commissioner of the Housing and Redevelopment Authority of Crosby, Minnesota, according to the law and to the best of my judgment and ability, so help me God.

I do further swear that I am, and was at the time of my appointment, a resident of the City of Crosby, Minnesota.

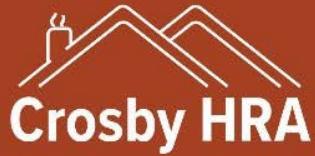
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Donald Lehnhoff

Subscribed and sworn to before me this 10<sup>th</sup> day of June, 2025.

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Diana Banks  
Notary Public  
My commission expires  
January 31, 2029



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**Crosby HRA**  
**BOARD MEETING MINUTES**  
**Tuesday, April 8<sup>th</sup>, 2025**

A regular meeting of the Board of Commissioners of the Housing and Redevelopment Authority (HRA) in and for the city of Crosby, Minnesota, was held in person at Dellwood Community Room at 11:00 AM, Tuesday, April 8<sup>th</sup>, 2025.

1. **CALL TO ORDER:** Vice Chair Traylor called the meeting to order at 11:00 AM.
2. **ROLL CALL:** Commissioners Paula Traylor, Renae Marsh, and Jennifer Robinson.

Others Present: Housing Director Shannon Fortune, Rehab and Maintenance Director John Schommer, Housing Specialist Diana Banks, and Operations Administrative Specialist Hannah Anderson.

3. **REVIEW AND APPROVE AGENDA:**

**Commissioner Marsh motioned to approve the Agenda for the Tuesday, April 8<sup>th</sup>, 2025, meeting, as presented. Seconded by Commissioner Robinson. Motion Carried Unanimously.**

4. **OPEN FORUM:**

An attendant of the meeting asked for an update on installing a bird feeder.

5. **REVIEW AND APPROVE MINUTES:**

- a. March 11<sup>th</sup>, 2025, Minutes were presented in the packet for review.

**Commissioner Marsh motioned to approve the meeting minutes from the Tuesday, March 11<sup>th</sup>, 2025, as presented. Seconded by Commissioner Traylor. Motion Carried Unanimously.**

6. **BILLS AND COMMUNICATIONS:**

- a. **Financial Report and Approval Request:**

*John Schommer presented the March Financial Report.*

**Commissioner Marsh motioned to approve the March payments as presented. Seconded by Commissioner Robinson. Motion Carried Unanimously.**

**b. Housing Manager Report:**

*Shannon Fortune presented the Housing Manager & Activities Report.*

**c. Maintenance Director Report:**

*John Schommer presented the March 2025 Maintenance Report.*

**7. UNFINISHED BUSINESS:** None

**8. NEW BUSINESS:**

**a. Crosby HRA Shared Services Agreement**

*John Schommer presented the shared services agreement.*

**Commissioner Robinson motioned to approve Resolution 2026-01, approving the shared services agreement between Brainerd HRA and Crosby HRA. Seconded by Commissioner Marsh. Motion Carried Unanimously via Roll Call Vote.**

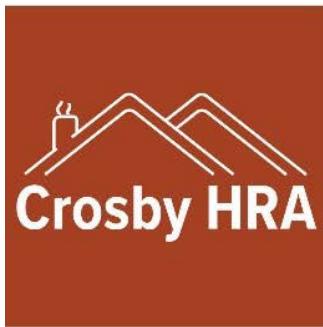
**9. COMMISSIONER COMMENTS:**

Commissioner Robinson commented that today was her last meeting serving on the Board of Commissioners.

**10. NEXT MEETING:** Tuesday, May 13<sup>th</sup>, 2025

**11. ADJOURNMENT:**

**Commissioner Marsh motioned to adjourn the meeting. Seconded by Commissioner Robinson. Motion Carried Unanimously. Meeting adjourned at 11:16 AM.**



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To: Crosby HRA Board Members  
From: Karen Young, Finance Director  
Date: June 2, 2025  
Re: June Financial Report

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Please find attached the financial information for April 2025.

**2025 Audit**

The 2025 audit fieldwork has been scheduled with CliftonLarsonAllen (CLA) during the week of June 23<sup>rd</sup>.

**2025 Capital Fund Program (CFP) Awards**

HUD recently announced our 2025 Public Housing CFP funding award of \$151,565 which is an increase of \$3,834 from last year. This is at an all-time high and is primarily intended for capital improvements on our Public Housing properties.

**Action Requested: Motion for approval of April payments as presented.**



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**Crosby HRA**  
**Operating Statement**  
**One Month Ending 04/30/2025**  
**Program: C- 100 - Public Housing      Project: Consolidated**

|                               | Period<br>Amount | Period<br>Budget | Period<br>Variance | YTD<br>Amount    | YTD<br>Budget | YTD<br>Variance    | Annual<br>Budget | Remaining<br>Budget |
|-------------------------------|------------------|------------------|--------------------|------------------|---------------|--------------------|------------------|---------------------|
| <b>INCOME</b>                 |                  |                  |                    |                  |               |                    |                  |                     |
| 3110.000 Dwelling Rental      | 23,101.00        | 0.00             | 23,101.00          | 23,101.00        | 0.00          | 23,101.00          | 0.00             | 23,101.00           |
| 3120.000 Excess Utilities     | 10.00            | 0.00             | 10.00              | 10.00            | 0.00          | 10.00              | 0.00             | 10.00               |
| 3401.000 Operating Subsidy    | 10,196.33        | 0.00             | 10,196.33          | 10,196.33        | 0.00          | 10,196.33          | 0.00             | 10,196.33           |
| 3610.000 Interest Revenue     | 65.07            | 0.00             | 65.07              | 65.07            | 0.00          | 65.07              | 0.00             | 65.07               |
| 3690.000 Other Income         | 18.54            | 0.00             | 18.54              | 18.54            | 0.00          | 18.54              | 0.00             | 18.54               |
| 3691.000 Other Tenant Revenue | 60.00            | 0.00             | 60.00              | 60.00            | 0.00          | 60.00              | 0.00             | 60.00               |
| 3695.000 Laundry Revenue      | 338.00           | 0.00             | 338.00             | 338.00           | 0.00          | 338.00             | 0.00             | 338.00              |
| <b>TOTAL INCOME</b>           | <b>33,788.94</b> | <b>0.00</b>      | <b>33,788.94</b>   | <b>33,788.94</b> | <b>0.00</b>   | <b>33,788.94</b>   | <b>0.00</b>      | <b>33,788.94</b>    |
| <b>EXPENSES</b>               |                  |                  |                    |                  |               |                    |                  |                     |
| <b>ADMINISTRATION</b>         |                  |                  |                    |                  |               |                    |                  |                     |
| 4110.000 Admin Salaries       | 3,345.69         | 0.00             | (3,345.69)         | 3,345.69         | 0.00          | (3,345.69)         | 0.00             | (3,345.69)          |
| 4140.000 Staff Training       | 60.00            | 0.00             | (60.00)            | 60.00            | 0.00          | (60.00)            | 0.00             | (60.00)             |
| 4190.000 Other Admin          | 7.50             | 0.00             | (7.50)             | 7.50             | 0.00          | (7.50)             | 0.00             | (7.50)              |
| 4191.000 Management Fees      | 4,766.68         | 0.00             | (4,766.68)         | 4,766.68         | 0.00          | (4,766.68)         | 0.00             | (4,766.68)          |
| 4199.000 Postage              | 365.00           | 0.00             | (365.00)           | 365.00           | 0.00          | (365.00)           | 0.00             | (365.00)            |
| <b>TOTAL ADMINISTRATION</b>   | <b>8,544.87</b>  | <b>0.00</b>      | <b>(8,544.87)</b>  | <b>8,544.87</b>  | <b>0.00</b>   | <b>(8,544.87)</b>  | <b>0.00</b>      | <b>(8,544.87)</b>   |
| <b>MAINTENANCE</b>            |                  |                  |                    |                  |               |                    |                  |                     |
| 4410.000 Maintenance Labor    | 5,932.48         | 0.00             | (5,932.48)         | 5,932.48         | 0.00          | (5,932.48)         | 0.00             | (5,932.48)          |
| 4420.000 Materials            | 106.18           | 0.00             | (106.18)           | 106.18           | 0.00          | (106.18)           | 0.00             | (106.18)            |
| 4430.000 Contracts Costs      | 147.96           | 0.00             | (147.96)           | 147.96           | 0.00          | (147.96)           | 0.00             | (147.96)            |
| 4432.000 Decorating Contract  | 582.60           | 0.00             | (582.60)           | 582.60           | 0.00          | (582.60)           | 0.00             | (582.60)            |
| 4445.000 Elevator Maintenance | 2,652.00         | 0.00             | (2,652.00)         | 2,652.00         | 0.00          | (2,652.00)         | 0.00             | (2,652.00)          |
| <b>TOTAL MAINTENANCE</b>      | <b>9,421.22</b>  | <b>0.00</b>      | <b>(9,421.22)</b>  | <b>9,421.22</b>  | <b>0.00</b>   | <b>(9,421.22)</b>  | <b>0.00</b>      | <b>(9,421.22)</b>   |
| <b>OTHER</b>                  |                  |                  |                    |                  |               |                    |                  |                     |
| 4520.000 Property Taxes       | 1,480.55         | 0.00             | (1,480.55)         | 1,480.55         | 0.00          | (1,480.55)         | 0.00             | (1,480.55)          |
| 4540.000 Employee Benefits    | 2,620.87         | 0.00             | (2,620.87)         | 2,620.87         | 0.00          | (2,620.87)         | 0.00             | (2,620.87)          |
| 4595.001 Lease Amort Exp      | 30.84            | 0.00             | (30.84)            | 30.84            | 0.00          | (30.84)            | 0.00             | (30.84)             |
| <b>TOTAL OTHER</b>            | <b>4,132.26</b>  | <b>0.00</b>      | <b>(4,132.26)</b>  | <b>4,132.26</b>  | <b>0.00</b>   | <b>(4,132.26)</b>  | <b>0.00</b>      | <b>(4,132.26)</b>   |
| <b>TOTAL EXPENSES</b>         | <b>22,098.35</b> | <b>0.00</b>      | <b>(22,098.35)</b> | <b>22,098.35</b> | <b>0.00</b>   | <b>(22,098.35)</b> | <b>0.00</b>      | <b>(22,098.35)</b>  |
| <b>SURPLUS</b>                | <b>11,690.59</b> | <b>0.00</b>      | <b>11,690.59</b>   | <b>11,690.59</b> | <b>0.00</b>   | <b>11,690.59</b>   | <b>0.00</b>      | <b>11,690.59</b>    |

**Crosby HRA**  
**Operating Statement**  
**One Month Ending 04/30/2025**  
**Program: C- 700 - Section 8 New Construction**      **Project: Consolidated**

|                               | Period<br>Amount | Period<br>Budget | Period<br>Variance | YTD<br>Amount    | YTD<br>Budget | YTD<br>Variance    | Annual<br>Budget | Remaining<br>Budget |
|-------------------------------|------------------|------------------|--------------------|------------------|---------------|--------------------|------------------|---------------------|
| <b>INCOME</b>                 |                  |                  |                    |                  |               |                    |                  |                     |
| 3110.000 Dwelling Rental      | 22,071.00        | 0.00             | 22,071.00          | 22,071.00        | 0.00          | 22,071.00          | 0.00             | 22,071.00           |
| 3120.000 Excess Utilities     | 40.00            | 0.00             | 40.00              | 40.00            | 0.00          | 40.00              | 0.00             | 40.00               |
| 3404.000 HAP Subsidy          | 11,187.00        | 0.00             | 11,187.00          | 11,187.00        | 0.00          | 11,187.00          | 0.00             | 11,187.00           |
| 3610.000 Interest Revenue     | 237.15           | 0.00             | 237.15             | 237.15           | 0.00          | 237.15             | 0.00             | 237.15              |
| 3690.000 Other Income         | 27.79            | 0.00             | 27.79              | 27.79            | 0.00          | 27.79              | 0.00             | 27.79               |
| 3691.000 Other Tenant Revenue | 162.00           | 0.00             | 162.00             | 162.00           | 0.00          | 162.00             | 0.00             | 162.00              |
| 3695.000 Laundry Revenue      | 750.00           | 0.00             | 750.00             | 750.00           | 0.00          | 750.00             | 0.00             | 750.00              |
| <b>TOTAL INCOME</b>           | <b>34,474.94</b> | <b>0.00</b>      | <b>34,474.94</b>   | <b>34,474.94</b> | <b>0.00</b>   | <b>34,474.94</b>   | <b>0.00</b>      | <b>34,474.94</b>    |
| <b>EXPENSES</b>               |                  |                  |                    |                  |               |                    |                  |                     |
| <b>ADMINISTRATION</b>         |                  |                  |                    |                  |               |                    |                  |                     |
| 4110.000 Admin Salaries       | 3,345.71         | 0.00             | (3,345.71)         | 3,345.71         | 0.00          | (3,345.71)         | 0.00             | (3,345.71)          |
| 4140.000 Staff Training       | 60.00            | 0.00             | (60.00)            | 60.00            | 0.00          | (60.00)            | 0.00             | (60.00)             |
| 4190.000 Other Admin          | 7.50             | 0.00             | (7.50)             | 7.50             | 0.00          | (7.50)             | 0.00             | (7.50)              |
| 4191.000 Management Fees      | 4,766.69         | 0.00             | (4,766.69)         | 4,766.69         | 0.00          | (4,766.69)         | 0.00             | (4,766.69)          |
| 4199.000 Postage              | 365.00           | 0.00             | (365.00)           | 365.00           | 0.00          | (365.00)           | 0.00             | (365.00)            |
| <b>TOTAL ADMINISTRATION</b>   | <b>8,544.90</b>  | <b>0.00</b>      | <b>(8,544.90)</b>  | <b>8,544.90</b>  | <b>0.00</b>   | <b>(8,544.90)</b>  | <b>0.00</b>      | <b>(8,544.90)</b>   |
| <b>MAINTENANCE</b>            |                  |                  |                    |                  |               |                    |                  |                     |
| 4410.000 Maintenance Labor    | 5,932.52         | 0.00             | (5,932.52)         | 5,932.52         | 0.00          | (5,932.52)         | 0.00             | (5,932.52)          |
| 4430.000 Contracts Costs      | 223.46           | 0.00             | (223.46)           | 223.46           | 0.00          | (223.46)           | 0.00             | (223.46)            |
| 4445.000 Elevator Maintenance | 2,652.00         | 0.00             | (2,652.00)         | 2,652.00         | 0.00          | (2,652.00)         | 0.00             | (2,652.00)          |
| <b>TOTAL MAINTENANCE</b>      | <b>8,807.98</b>  | <b>0.00</b>      | <b>(8,807.98)</b>  | <b>8,807.98</b>  | <b>0.00</b>   | <b>(8,807.98)</b>  | <b>0.00</b>      | <b>(8,807.98)</b>   |
| <b>OTHER</b>                  |                  |                  |                    |                  |               |                    |                  |                     |
| 4520.000 Property Taxes       | 1,130.55         | 0.00             | (1,130.55)         | 1,130.55         | 0.00          | (1,130.55)         | 0.00             | (1,130.55)          |
| 4540.000 Employee Benefits    | 2,620.88         | 0.00             | (2,620.88)         | 2,620.88         | 0.00          | (2,620.88)         | 0.00             | (2,620.88)          |
| 4595.001 Lease Amort Exp      | 30.83            | 0.00             | (30.83)            | 30.83            | 0.00          | (30.83)            | 0.00             | (30.83)             |
| <b>TOTAL OTHER</b>            | <b>3,782.26</b>  | <b>0.00</b>      | <b>(3,782.26)</b>  | <b>3,782.26</b>  | <b>0.00</b>   | <b>(3,782.26)</b>  | <b>0.00</b>      | <b>(3,782.26)</b>   |
| <b>TOTAL EXPENSES</b>         | <b>21,135.14</b> | <b>0.00</b>      | <b>(21,135.14)</b> | <b>21,135.14</b> | <b>0.00</b>   | <b>(21,135.14)</b> | <b>0.00</b>      | <b>(21,135.14)</b>  |
| <b>SURPLUS</b>                | <b>13,339.80</b> | <b>0.00</b>      | <b>13,339.80</b>   | <b>13,339.80</b> | <b>0.00</b>   | <b>13,339.80</b>   | <b>0.00</b>      | <b>13,339.80</b>    |

**Crosby HRA**  
**Payment Summary Report**  
**April 2025**

| <b>Doc. Date</b> |                         | <b>Number</b> | <b>Payments</b>    |
|------------------|-------------------------|---------------|--------------------|
| 04/01/2025       | Reliance Standard Life  | ACH           | \$293.47           |
| 04/01/2025       | Delta Dental            | ACH           | \$123.45           |
| 04/03/2025       | Payroll for 04/03/2025  | ACH           | \$4,399.13         |
| 04/03/2025       | Lincoln Financial Group | ACH           | \$536.04           |
| 04/03/2025       | Minnesota State         | ACH           | \$62.00            |
| 04/03/2025       | Harpers Payroll Service | ACH           | \$44.85            |
| 04/03/2025       | Harpers Payroll Service | ACH           | \$1,670.92         |
| 04/09/2025       | Payroc LLC              | ACH           | \$54.65            |
| 04/09/2025       | Payroc LLC              | ACH           | \$112.71           |
| 04/17/2025       | Payroll for 04/17/2025  | ACH           | \$4,606.95         |
| 04/17/2025       | Lincoln Financial Group | ACH           | \$536.04           |
| 04/17/2025       | Minnesota State         | ACH           | \$62.00            |
| 04/17/2025       | Harpers Payroll Service | ACH           | \$51.24            |
| 04/17/2025       | Harpers Payroll Service | ACH           | \$1,705.31         |
| 04/30/2025       | Payroll for 05/01/2025  | ACH           | \$4,496.59         |
| 04/30/2025       | Harpers Payroll Service | ACH           | \$44.85            |
| 04/30/2025       | Harpers Payroll Service | ACH           | \$1,738.32         |
| 4/8/285          | Voided Check            | 119814        | \$0.00             |
| 04/08/2025       | Cintas                  | 119815        | \$41.05            |
| 04/08/2025       | Climate Makers          | 119816        | \$2,393.69         |
| 04/08/2025       | Crow Wing County        | 119817        | \$350.00           |
| 04/08/2025       | Dearborn National       | 119818        | \$28.15            |
| 04/08/2025       | Home Depot Supply       | 119819        | \$111.18           |
| 04/08/2025       | IP Networks             | 119820        | \$155.00           |
| 04/08/2025       | Lake States             | 119821        | \$120.00           |
| 04/08/2025       | Majestic Creations      | 119822        | \$1,671.30         |
| 04/08/2025       | Medica                  | 119823        | \$2,463.31         |
| 04/08/2025       | MN Elevator, Inc.       | 119824        | \$5,304.00         |
| 04/08/2025       | Postmaster              | 119825        | \$730.00           |
| 04/08/2025       | ShofCorp LLC            | 119826        | \$75.48            |
| 04/08/2025       | Waste Partners Inc      | 119827        | \$624.71           |
| 04/17/2025       | Smith, Katharine        | 119828        | \$360.11           |
| <b>Total</b>     |                         |               | <b>\$34,966.50</b> |

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To: Crosby HRA Board Members  
 From: Diana Banks, Housing Specialist  
 Date: June 1, 2025  
 Re: Housing Programs Report

#### **Tenant Activities Update**

In April there were 11 Second Harvest Commodity Food Boxes distributed. 424 meals were donated to tenants by Community Table and Emily Care' N Share. There were 6 activities: AARP Brainerd for All Ages Survey (9); Humana (3); SNAP Cooking Class (3); Study with Zed held twice (7) and Oak Street Band (10).

In May there were 11 Second Harvest Commodity Food Boxes distributed. 375 meals were donated to tenants by Community Table and Emily Care' N Share. There were 3 activities: Humana (3); Study with Zed held twice (7) and Oak Street Band (10). John Cano was hired to fill the position of Tenant Activities Coordinator, at 12 hours per week. He started on May 27, 2025.

Tenant Council meeting minutes from April/May are attached.

#### **Monthly Property Performance Stats for April 2025**

- Occupancy Rate: 100% Dellwood; 98% Edgewood; 95% Scattered Sites
- New Move-Ins: 0
- Move Outs: 1
- Recertifications (By Type): 8 Annual; 1 Interim
- Termination Notices: 3
- Work Orders Received: 36
- Waiting List:

| 1BR | 2BR | 3BR | 4BR |
|-----|-----|-----|-----|
| 52  | 22  | 10  | 6   |

#### **Monthly Property Performance Stats for May 2025**

- Occupancy Rate: 100% Dellwood; 100% Edgewood; 100% Scattered Sites
- New Move-Ins: 2
- Move Outs: 1
- Recertifications (By Type): 13 Annual; 0 Interim
- Termination Notices: 4
- Work Orders Received: 44
- Waiting List:

| DW | EW | 2BR | 3BR | 4BR |
|----|----|-----|-----|-----|
| 26 | 32 | 21  | 10  | 6   |

**Tenant Council Meeting Monday, May 5, 2025, at 11 a.m.**

There was no meeting held in April. This is for March and April.

|                           |                              |
|---------------------------|------------------------------|
| Income for month of March | Expense for month of March   |
| Coffee \$90.05            | Coffee \$81.55               |
| Bingo \$106.00            | Bingo \$94.46                |
| Potluck \$15.00           | Bingo loser prizes \$25.00   |
|                           | Deposit in checking: \$15.00 |
|                           | Potluck: \$5.47              |
|                           | Kitchen: \$4.98              |

|                           |                            |
|---------------------------|----------------------------|
| Income for month of April | Expense for month of April |
| Coffee \$74.30            | Coffee \$61.90             |
| Bingo \$119.15            | Bingo \$76.97              |
|                           | Kitchen \$16.67            |

**OLD BUSINESS:**

Meeting was held on March 11th for Edgewood tenants to discuss what issues they had to talk about with staff.

Had free bingo game night on March 13th.

Had potluck on March 15th. There were 15 people attending.

Oak Street Chapel Band came on March 25th.

Had Easter potluck on April 19th. The tenant council provided ham and turkey. We had 2 hams and 1 turkey donated to us. There were 31 people attending.

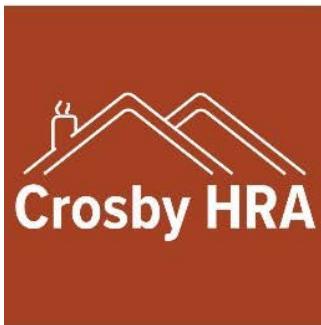
Oak Street Chapel Band came on April 22nd.

**NEW BUSINESS:**

Will have our Bake/Craft Sale on Saturday, May 10th from 9 to noon. Hope to have lots of things to sell.

Next free bingo game night will be Thursday, May 15th at 6:30 pm

Next potluck will be Saturday, May 17th at 1 p.m.



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To: Crosby HRA Board Members  
From: John Schommer, Rehab & Maintenance Director  
Date: June 2, 2025  
Re: Maintenance Update

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**NSPIRE Training**

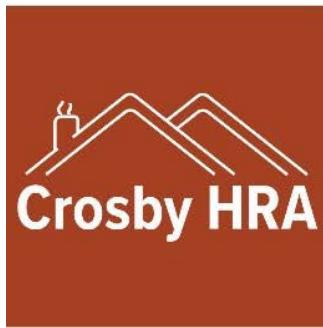
On Tuesday, June 24, 2025 maintenance staff will be attending in person training on National Standards for Physical Inspection of Real Estate (NSPIRE) standards. NSPIRE is the new standard we are required to meet for the physical condition of our properties and replaces UPCS and will help to equip staff with the tools needed to maintain our properties to the highest standards.

**Dellwood Painting**

The exterior painting of the benches, ductwork, steel siding and canopy over the smoking area has been completed.

**No Action Requested; Discussion Items.**

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To: Crosby HRA Board Members  
From: Eric Charpentier, Executive Director  
Date: June 5<sup>th</sup>, 2025  
Re: Executive Director Report

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**Acknowledgement of Board Chair Neprud's Service**

As many of you know, Buzz Neprud had been a part of the Crosby HRA board for 30 years. He started on the board in 1995 and has been helping guide the agency up until his passing in April of 2025. We appreciate all of his guidance and insight throughout his three decades of service to this agency and his insights and humor will be missed by all those that had the pleasure of interacting with him. I attended Buzz's celebration of life service on behalf of the HRA. I want to publicly acknowledge our appreciation and my personal appreciation for his service.

**No Action Requested; Discussion Items**

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