



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: January 14, 2021

Place: Oakes Community Meeting Suite

Time: 7:00am

Directors: Peterson, Hill, Conklin, Spellerberg, Zetocha, Schnell, Forward, Thompson

Advisory: Zimmer

Guests: Udem, Ptacek, Waldner

Call to order.

⇒ Guests

⇒ Ptacek and Waldner: Gaming

⇒ Udem: Updates and reports from Growing Small Towns

⇒

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting: None for the month
- Correspondence: None currently

⇒ **Treasurer's Report:**

- Review of the financials: see back of agenda for breakdown of pages to find information.
- Tables for the Community Center
- Retirement
- FYI: CD coming due in February at FCCU.

⇒ **Gaming**

- Report
- Request for Funds: None received

⇒ **From the President**

⇒ **Business Items**

⇒ Oakes Truck & Trailer: any updates?

⇒ BagLady Construction: To date did not submit any requests for gap financing.

⇒ Annual Meeting: February 11, 2021 – with the BOD meeting

⇒ Directorships of Schnell and Forward – they are both willing to run again.

⇒ Former City Hall:

⇒ Tiny Tornadoes

⇒ Chamber updates

⇒ **Ongoing business**

- Web site
- Other

• **For the good of the order**

- Board/Annual meetings: February 11, 2021. 7am
- Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- BagLady repayment (May 14, 2020- 2022)
- 2021 Baseball Tournament



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• **For the good of the order**

- Board/Annual meetings: February 11, 2021. 7am

• Adjournment

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- DaVita Building
- Bakery
- Hollingsworth
- BagLady repayment (May 14, 2020- 2022)
- 2021 Baseball Tournament



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

Oakes Enhancement, Inc,

Date: February 11, 2021

Time: 7am – held directly following the annual m

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Conklin, Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Zimmer

Guests: Udem

Call to order.

⇒ Guests

⇒ Udem

⇒ Zimmer

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting: None for the month
- Correspondence: None currently
- FYI Former City Hall: I have set up the OtterTail Power bill to be even pay and an automatic withdrawal from the business checking account. Currently even pay will be \$193 per month.

⇒ **Treasurer's Report:**

- Review of the financials done by Ptacek at the annual meeting.
- Housing Authority Loan status
- FYI: CD coming due in February at FCCU.
- Employee salary

⇒ **Gaming**

- Report
- Request for Funds: Reference Zimmer

⇒ **From the President**

⇒ **Business Items**

⇒ Oakes Truck & Trailer: any updates?

⇒ BagLady Construction:

⇒ Former City Hall:

⇒ Tiny Tornadoes

⇒ Chamber updates

⇒ **Ongoing business**

- Web site
- Other

• **For the good of the order**

- Election of officers for 2021
 - Board/Annual meetings: March 11, 2021. 7am
- Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- BagLady repayment (May 14, 2020- 2022)
- 2021 Baseball Tournament



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

Oakes Enhancement, Inc,

Date: March 11, 2021

Time: 7am – held directly following the annual m

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Conklin, Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Zimmer

Guests: Udem

Call to order.

⇒ Guests

⇒ Udem

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting: None for the month
- Correspondence: None currently

⇒ **Treasurer's Report:**

- Housing Authority Loan status

⇒ **Gaming**

- Report
- Request for Funds: None currently
- Update on the Sirens

⇒ **From the President**

⇒ **Business Items**

- ⇒ Gordon Brummund Proposal
- ⇒ Oakes Truck & Trailer: any updates?
- ⇒ BagLady Construction:
- ⇒ Former City Hall:
- ⇒ Tiny Tornadoes
- ⇒ Chamber updates
- ⇒ Cares Program
- ⇒ Irrigation Days
- ⇒ **Ongoing business**
 - Web site
 - Other
- **For the good of the order**
 - Board meeting: April 8, 2021. 7am
- Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- BagLady repayment (May 14, 2020- 2022)
- 2021 Baseball Tournament



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

Oakes Enhancement, Inc,

Date: April 8, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Conklin, Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Zimmer, Hoff, Udem

Guests: Patricia Bergh (Good Sam), Shawn Ulmer (or Gary Schnell for Ulmer)

Call to order.

⇒ Guests/Advisory

⇒ Bergh

⇒ Ulmer/Schnell

⇒ Udem

⇒ Report

⇒ Updated application documents

⇒ **Secretary's Report:**

○ Approval of Secretary Report:

○ Electronic Voting:

○ Correspondence:

⇒ **Treasurer's Report:**

▪ Approval of Financial report

▪ Other

⇒ **Gaming**

▪ Report

▪ Request for Funds:

▪ Oakes Area Chamber of Commerce

▪ Update on the Sirens

⇒ **From the President**

▪ Helgerson proposal

▪ Rath

▪ Schumacker

▪ CHI

⇒ **Business Items**

⇒ Gordon Brummund Proposal

⇒ Oakes Truck & Trailer: any updates?

⇒ BagLady Construction:

⇒ Former City Hall:

⇒ Tiny Tornadoes

⇒ Chamber updates

⇒ Cares Program

⇒ Irrigation Days

⇒ **Ongoing business**

▪ Web site

▪ Other

• **For the good of the order**

▪ Board meeting: May 13, 2021. 7am

• Adjournment

Items to keep in mind.

➤ DaVita Building

➤ Bakery

➤ Hollingsworth

➤ BagLady repayment (May 14, 2020- 2022)

➤ 2021 Baseball Tournament

➤ **Vculek Lease** needed in December.



Oakes Enhancement, Inc.

PO Box 365

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Oakes Enhancement, Inc,

Date: May 13, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Conklin, Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem

Guests: **Matt O'Brien**

Call to order.

Guests/Advisory

⇒ **Matt O'Brien and Conklin**

⇒ Udem

⇒ Property listing contact

⇒

⇒

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting:
- Correspondence:

⇒ **Treasurer's Report:**

- Approval of Financial report
- **CD at FCCU**
- Other

⇒ **Gaming**

- Report
- Adding machines at the Last Shot
- Request for Funds:
 - **Dickey County Fair**
 - **Dickey County Relay for Life**
- Update on the Sirens

⇒ **From the President**

- Rath: **Optometrist**
- Schumacker: **Laundromat**
- **Dental Building**
- **Former City Hall Building**
- **Fire Department Building**

⇒ **Business Items**

- Gordon Brummund Proposal
- Oakes Truck & Trailer: any updates?
- BagLady Construction:
- CHI: Any updates
- Parking Lot behind the Beaver: updates?
- Tiny Tornadoes
- Chamber updates
- **Employment issues**

⇒ **Ongoing business**

- Other
- **For the good of the order**
 - Board meeting: June 10, 2021. 7am
- Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- BagLady repayment (May 14, 2020- 2022)
- 2021 Baseball Tournament
- **Vculek Lease** needed in December.



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

Oakes Enhancement, Inc,

Date: June 10, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Conklin, Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem

Guests: Robert Hernandez-Waite – DBA AHR Construction

Call to order.

Guests/Advisory

- ⇒ Robert Hernandez-Waite – DBA AHR Construction
- ⇒ Udem: Might not be in attendance.

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting:
- Correspondence
- Letter from Water Board – scanned and sent to Julie Vculek.
- Thank yous from Bear Creek Roughriders and Oakes Area Chamber of Commerce
- Turf Thank you from the kids at school.

⇒ **Treasurer's Report:**

- Approval of Financial report
- CD at FCCU: Just let it roll over to another 12 months.
- Other

⇒ **Gaming**

- Report: available if all bills are in
- Adding machines at the Last Shot
- Request for Funds:
- Update on the Sirens

⇒ **From the President**

- Rath:
- Schumacker: Laundromat
- Dental Building
- Former City Hall Building
- Fire Department Building
- Updates on School Resource Officer

⇒ **Business Items**

- Gordon Brummund Proposal
- Oakes Truck & Trailer: any updates?
- BagLady Construction:
- CHI: Any updates
- Parking Lot behind the Beaver: updates?
- Tiny Tornadoes
- Chamber updates
- Employment issues

⇒ **Ongoing business**

- Other

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- BagLady repayment (May 14, 2020- 2022)
- 2021 Baseball Tournament
- **Vculek Lease** needed in December.

- **For the good of the order**
 - Thank you to all who came to the school for the photo at the Grand Turf Opening.
 - Board meeting: July 8, 2021. 7am
 -
- Adjournment



Oakes Enhancement, Inc.

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Oakes, ND 58474-0365

Oakes Enhancement, Inc,

Date: July 8, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem, O'Brien

Guests:

Call to order.

Guests/Advisory

⇒ Udem: Pages 5 and 6

⇒ Bicycle tour through Oakes: campsites

⇒ Website updates

⇒ **Secretary's Report:**

○ Approval of Secretary Report: pages 3 and 4

○ **Electronic Voting:** text vote: AHR Construction to issue the grant funds as the paperwork application was turned in.

○ Motion passed to release the \$10,000 grant to AHR Construction and use the CD coming due in July at Starion's the pledged CD Secured Loan

○ **Electronic voting** for Fireworks funding: \$1000 from Gaming Trust

○ **Electronic voting** for Memorial for Art Conklin: flowers and from the gaming trust \$200 for the school memorial project

○ Correspondence

○ Thank you from Dickey County Fair Board and complementary tickets to Fair Events

○

⇒ **Treasurer's Report:**

▪ Approval of Financial report: pages 7 - 16

▪ New signature cards

▪ CD at Starion – reinvest for 5 years – as the CD secured loan for AHR construction -- do you want to take the overage and put in the OEI Savings account?

▪ Other

⇒ **Gaming**

▪ Report:

▪ Adding machines at the Last Shot: Recommendations from Roberts: page 17

▪ Request for Funds:

▪ Premium sale at the Dickey County Fair (Saturday, July 10, 2021 – 5pm): page 20

⇒ **Business items**

▪ Rath:

▪ Dental Building

▪ Former City Hall Building

▪ Fire Department Building

• Oakes Truck & Trailer: any updates?

• BagLady Construction: Funds received

• Parking Lot behind the Beaver: updates

• Tiny Tornadoes: pages 18 & 19

• Chamber updates

• Employment issues

Correction notice: In the financials a grant for \$10,000 was listed for 510 Main –should be and has been changed to AHR Construction.

⇒ **Ongoing business**

- Other
- **For the good of the order**
 - Thank you to all who attended the funeral for Art Conklin.
 - Thank you for the responses to electronic/text voting.
 - Rural Resource Roundtable: July 29, 2021 (Thursday)
 - ELECTION OF Vice President/ President
 - Board meeting: August 12, 2021. 7am
 -
- Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- 2021 Baseball Tournament
- **Vculek Lease** needed in December.



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

+
Oakes Enhancement, Inc,
Date: August 12, 2021
Time: 7am
Place: Oakes Community Center Meeting Suite
Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,
Advisory: Hoff, Udem, O'Brien
Guests: G. Wiek, Bagley, Seyer, Bollinger

Call to order.

Guests/Advisory

⇒ **G. Wiek**

⇒ **Bagley**

⇒ **Seyer**

⇒ **Bollinger**

⇒ Udem:

⇒

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting: None at this time
- Correspondence: None at this time
-

⇒ **Treasurer's Report:**

- Approval of Financial report:
- Interest buydown for Gabrielles Better Half and Great Frontier Meats
- CD at Starion – Status as part of AHR Construction CD Secured Loan
- CD at FCCU
- Release of BUMP funds for Growing Small Towns

⇒ **Gaming**

- Report:
- Cash Bank
- Rent with new machines
- Request for Funds:
- Active Arts Club, Inc. / Oakes Public School

⇒ **Business items**

- Voting on guest proposals
 - Wiek
 - Bagley
 - Seyer
 - Bollinger
- Tiny Tornadoes updates
- Chamber updates

⇒ **Ongoing business to discuss if necessary**

- Rath:
- Dental Building
- Former City Hall Building
- Fire Department Building
- Oakes Truck & Trailer: any updates?
- Parking Lot behind the Beaver: updates
- Employment issues
-

- **For the good of the order**
 - ELECTION OF Vice President/ President
 - Board meeting: September 9, 2021. 7am
 -
- Adjournment

- Items to keep in mind.**
- DaVita Building
 - Bakery
 - Hollingsworth
 - 2021 Baseball Tournament
 - **Vculek Lease** needed in December.
 -

Contents:

Bundle #1: Agenda, minutes, FCCU CD, Growing Small Towns BUMP, Funding Request, Tiny Tornado update

Bundle #2: Financial Pages

Bundle #3: Gaming Report

Bundle #4: Wiek

Bundle #5: Seyer

Bundle #6: B & B Gardens: Invoice from Leola: \$35,903.50 and from Britton: \$19,168.27 (they are hard to read from the copy).



Oakes Enhancement, Inc.

PO Box 365

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Oakes Enhancement, Inc,

Date: September 9, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests: Dale Jensen, Cindy Bagley

Call to order.

Guests/Advisory

⇒ Dale Jensen

⇒ Cindy Bagley

⇒ Udem:

⇒

⇒ **Secretary's Report:**

- Approval of Secretary Report: pages 3-4
- Electronic Voting:
 - Additional \$2000 for the gaming cash bank passed via electronic voting.
- Correspondence: Thank you from the Conklin Family
-

⇒ **Treasurer's Report:**

- Approval of Financial report: pages 5-21
- Friends of Fine Arts and Academics: membership: page 24
- CD at Starion – Status as part of AHR Construction CD Secured Loan
- CD at FCCU
 - 6 mo: .15% --- 12 mo: .20% -- 12 mo add a buck: .20% -- 24 mo: .30%
- Reworking the check signing process
- Oakes Truck and Trailer release of funds - pages 22-23

⇒ **Gaming**

- Report: separate sheets
- Insurance still working on this
- Request for Funds: None at this time
-

⇒ **Business items**

- Voting on guest proposals
- Jensen
- Tiny Tornadoes updates
- Chamber updates

⇒ **Ongoing business to discuss if necessary**

- Rath:
 - Dental Building
 - Former City Hall Building
 - Fire Department Building
- Parking Lot behind the Beaver: updates
- Employment issues
-

• **For the good of the order**

- Board member positions: on hold
- Board meeting: October 7, 2021. 7am - one week early
-

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- 2021 Baseball Tournament
- **Vculek Lease** needed in December.
-

- Adjournment

Contents:

Pages 1-2: Agenda

Pages 3-2: Minutes of August

Pages 5-6: Balance Sheet

Pages 7-8: Balance Sheet Comparison

Page 9: Profit Loss for August

Page 10: Profit and Loss Comparison

Page 11-12: Profit and Loss Detail

Page 13: Business checking deposits

Page 14: Business checking checks

Pages 15-16: Gaming deposit

Pages 17-18: gaming Check detail

Page 19: Charitable Trust Check detail

Page 20: Statement of Cash Flow

Page 21: Monthly summary

Pages 22-23: Oakes Truck and Trailer

Page 24: Friends of Fine Arts and Academics membership investment



Oakes Enhancement, Inc.

PO Box 365

Oakes, ND 58474-0365

Oakes Enhancement, Inc,

Date: October 7, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests: Jeremy Sitzler (Oakes Fire Department), Buck Cotter

Call to order.

Guests/Advisory

⇒ **Jeremy Sitzler**

⇒ **Buck Cotter**

⇒ Udem:

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting:
 - CD at Starion – invest for 25 months
 - Lease for back garage at Former City Hall – note upgrades done by Hill
- Correspondence:
 - Letter from OHS for supporting activities

⇒ **Treasurer's Report:**

- Approval of Financial report:
- Otter Tail Power Billing at Former City Hall: Page 14
- BUMP: KDDR: pages 15-17
- Vculek land lease:
- CD activity

⇒ **Gaming**

- Report:
- Insurance still working on this
- Request for Funds: See letter from the OHS: Pages 18-19

⇒ **Business items**

- Voting on guest proposals
- Tiny Tornadoes updates
- Chamber updates

⇒ **Ongoing business to discuss if necessary**

- CD at Starion – Status as part of AHR Construction CD Secured Loan
- Rath business
- Former City Hall Building
- Parking Lot behind the Beaver: updates
- Employment issues

• **For the good of the order**

- Board member positions: on hold
- Board meeting: November 11, 2021. 7am
-

• Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- 2021 Baseball Tournament
- **Vculek Lease** needed in December.
-

Contents:

Page 1: Agenda -- table of contents separate so you can refer to the correct pages

Pages 2-3: Minutes of September

Pages 4-5: Balance Sheet

Pages 6-7: Balance Sheet Comparison

Page 8: Profit Loss for September

Page 9: Business Checking- checks and deposits

Page 10: Gaming deposit detail

Page 11: Gaming Check Detail

Page 12: Charitable Trust Check Detail

Page 13: Statement of Cash Flow for September

Page 14: Otter Tail Power

Pages 15-17: KDDR – BUMP Interior

Pages 18-19: School sponsorship request



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Oakes Enhancement, Inc,

Date: November 11, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests:

Call to order.

Guests/Advisory

⇒ Udem:

BEK Network proposal

⇒ **Secretary's Report:**

- Approval of Secretary Report:
- Electronic Voting:
- Correspondence:
- Membership investment from the Oakes Area Chamber of Commerce
- USDA Dickey County FSA Office: Ballot

⇒ **Treasurer's Report:**

- Approval of Financial report:
- Voting on BEK Network Proposal
- Voting on Oakes Area Chamber of Commerce Membership Investment

⇒ **Gaming**

- Report:
- Insurance: any updates on how cash banks are handled with other gaming operations
- Request for Funds:

⇒ **Business items**

- Financing discussion concerning Oakes Fire Department
- Hill: BUMP discussion for KDDR
- Vculek land lease – due in December
- Tiny Tornadoes updates
- Chamber updates

⇒ **Ongoing business to discuss if necessary**

- CD at Starion – Status as part of AHR Construction CD Secured Loan
-

• **For the good of the order**

- Board member positions: on hold
- Board meeting: December 9, 2021. 7am
-

• Adjournment

Items to keep in mind.

- DaVita Building
- Bakery
- Hollingsworth
- Rath Business
- Parking Lot behind Beaver
- Former City Hall Building

Contents:

Page 1: Agenda

Page 2: Table of contents

Page 3-4: Minutes of October

Page 5: Profit and Loss Comparison Sheet

Pages 6-7: Balance Sheet

Pages 8-9: Balance Sheet Comparison

Page 10: Business Checking- checks and deposits

Page 11: Gaming checking and Trust Detail

Page 12: Oakes Area Chamber of Commerce Membership Investment

Pages 13-15: Gaming Report

Pages 16-19: BEK Proposal



Oakes Enhancement, Inc.

PO Box 365

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Oakes Enhancement, Inc,

Date: December 9, 2021

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Quandt, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests: Larry Engel

Call to order.

Guests

⇒ Larry Engel

⇒ Udem Report

⇒ **Secretary's Report:**

○ Electronic Voting:

○ Correspondence:

○ Membership in EDND: Last year \$275

⇒ **Treasurer's Report:**

▪ Voting on EDND membership

▪ Real Estate Taxes

▪ BUMP for new windows at KDDR building

▪ Release of funds for Chris Schmit – have the requirements been met

⇒ **Gaming**

▪ Report: emailed

▪ Insurance: any updates on how cash banks are managed with other gaming operations

▪ Request for Funds: Nome Schoolhouse

⇒ **Business items**

• Financing discussion concerning Oakes Fire Department

• Housing Development

• Property Inventory

• Status of web site

• Hill: BUMP discussion for KDDR: letter sent with reasons listed on BUMP program

• Vculek land lease – due in December

• Tiny Tornadoes updates

• Chamber updates

• Annual Meeting: Bylaws – in the first quarter of the new year

⇒ **Ongoing business to discuss if necessary**

▪ CD at Starion – Status as part of AHR Construction CD Secured Loan

▪

• **For the good of the order**

▪ Board member positions: on hold

▪ Board meeting: January 13, 7am

▪

• Adjournment

Items to keep in mind.

➤ DaVita Building

➤ Bakery

➤ Hollingsworth

➤ Rath Business

➤ Parking Lot behind Beaver

➤ Former City Hall Building