

Members Present:
 Susan Vallem, Chair
 John Johnston
 Darold Wolff

Members Absent:
 Gary Burke, Excused
 Karen Thalacker, Excused

Minutes
 of the Meeting of the
Board of Trustees
 April 11, 2005
 12:00 p.m.
**Carstensen/Gruben
 Room**

WAVERLYHEALTH
 — C E N T E R —
Our Mission: Waverly Health
 Center strives to provide the
 highest quality, patient-focused
 health care.

Item	Discussion/Notes	Action
Public Hearing Regarding Lease of Office Space to Cedar Valley Friends of the Family	Vallem opened the Public Hearing regarding lease of office space to Cedar Valley Friends of the Family at 12:09 p.m. There were no written or verbal public comments regarding the lease. Trachta explained the CVFF would be leasing 1046 square feet in the north wing of the 220 10 th Street S.W. property. The monthly lease amount is \$594.32, and CVFF is required to maintain property and liability insurance. They will also be responsible for their portion of property taxes should taxes be assessed. They will be responsible for paying a portion of utility costs based upon their square footage. A motion was made to close the hearing at 12:11 p.m.	1 st – Wolff 2 nd – Johnston Approved
I. Meeting called to order	Vallem called the regular meeting to order at 12:11 p.m.	
II. Approval of Lease of Office Space to Cedar Valley Friends of the Family	Thalacker abstained via email due to her membership on the Board of Directors for Cedar Valley Friends of the Family. Trachta noted that he also serves on the Board of Directors for CVFF, and abstained from their discussions regarding this lease. He reiterated that the terms offered in this lease are very similar to those approved for the lease to Dr. Phillips. A motion was made to approve the lease to Cedar Valley Friends of the Family as presented.	1 st – Johnston 2 nd – Wolff Approved
III. Adjourn	A motion was made to adjourn the meeting at 12:13 p.m.	1 st – Johnston 2 nd – Wolff Approved

Next meeting will be held
 April 25, 2005
 7:00 p.m.
 Carstensen/Gruben Room

Susan Kosche-Vallem, Chair
Board of Trustees

Mike Trachta
Chief Executive Officer