

MEETING Minutes

Southwest Iowa Housing Trust Fund, Inc.

Board of Directors

February 17, 2026, at 10:00am

ZOOM

Meeting ID: 235 53803523

Passcode: 379955

1. **Call to Order.** Rob Claussen called the meeting to order at 10:14 a.m.
2. **Roll Call.** Rhodes took roll call. Members present were: Rob Clausen, Kelly Mahlberg, Kristian Nielsen, Jill Schaben, Karen Schlueter, Trent Svendsen, and a quorum was present. Staff attending were: Ann Anstey, Rhonda Brown, John McCurdy, Chris Parks, and Nicole Rhodes. Darren Welsh from Gronewold, Bell, Kyhnn & Co. P.C. was in attendance as well.
3. **Approve Agenda.** Schlueter moved to approve the agenda and Mahlberg seconded. The motion passed with all ayes.
4. **Electing Officers.** McCurdy discussed the process for electing officers and asked for volunteers from the board to fill the positions. Following a thorough discussion, the following slate of officers was moved to approve Clausen as Chair, Schlueter as Vice Chair and Nielsen as Secretary/Treasurer by Nielsen and Schaben seconded. The motion passed with all ayes.
5. **Approve Minutes of November 18, 2025, Meeting.** Schlueter moved to approve the agenda and Nielsen seconded. The motion passed with all ayes.
6. **Review and Approve Financials.** McCurdy reviewed the check list and financial report. Nielsen moved to approve and Svendsen seconded. The motion passed with all ayes.
7. **Review and Approve 990.** Welsh presented the 990. Mahlberg moved to approve and Schlueter seconded. The motion passed with all ayes.
8. **Review and Approve FY24 Audit.** Welsh reviewed the audit and clarified some questions on grant operating expenses. Schlueter moved to approve the FY25 Audit and Nielsen seconded. The motion passed with all ayes.
9. **Current Programs.** McCurdy reported, see attached.
10. **Review any Demo Applications.** McCurdy reviewed one application that was sent out prior to this meeting. Svendsen moved to approve the current demo application and Schlueter seconded. The motion passed with all ayes.

SOUTHWEST IOWA HOUSING TRUST FUND, INC.

Serving Cass, Fremont, Harrison, Mills, Montgomery, Page, and Shelby Counties

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11. Open Board Positions. McCurdy discussed eligible candidates that he has reached out to for the open position. He will keep the board updated as he gets any responses.

12. Other Business. N/A

13. Adjourn. Mahlberg moved to adjourn the meeting at 10:55 a.m. and Nielsen seconded. The motion passed with all ayes.