

**BLOSS MEMORIAL HEALTHCARE DISTRICT (BMHD)
BOARD OF DIRECTORS' MEETING
BOARD ROOM
Thursday, January 29, 2026
2:00 pm**

CALL TO ORDER

Kathy Flaherty, Chair, called the meeting to order at 2:00 pm.

ROLL CALL

Board Members Present: Gary Bacom, Board Member, Zone 1; Buffy McDaniel, Board Secretary, Zone 2; Kathy Flaherty, Chair, Zone 3; Alfonse Peterson, Board Treasurer, Zone 4 and Bob Boesch, Vice Chair, Zone 5

Others Present: Kory Billings, CEO; Fily Cale, Executive Assistant; Alisa Bettis, Grants Coordinator; Rina Gonzales, Merced County Counsel and Patti Kishi, CFHC Board Vice Chair

Absent: Thomas Ebersole, Legal Counsel

SUBSEQUENT NEEDS ITEMS

A request from the Atwater-Winton Lions Club for sponsorship for their 2nd annual community health fair was received today prior to the board meeting. This item will be added to the agenda under New Business: X. E Request for Sponsorship from the Atwater-Winton Lions Club for their 2nd Annual Community Health Fair.

A motion was made / seconded, (Bob Boesch / Gary Bacom) to add subsequent needs item request from the Atwater-Winton Lions Club. Motion carries.

APPROVAL OF AGENDA

A motion was made / seconded, (Bob Boesch / Alfonse Peterson) to approve the January 29, 2026 agenda, including the subsequent needs item as presented. Motion carries.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

A. Approval of December 18, 2025 Board Meeting, Exhibit 1

A typo and grammatical correction were made.

A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve and accept the December 18, 2025 Board Meeting minutes with corrections, Exhibit 1. Motion carries.

FINANCIAL REPORT

A. November 2025 District Financials, Exhibit 2

Kory Billings reported on the November 2025 financials. We are still working with the accountant, and these financials are for review only, not action.

He spoke with both Dawnita Castle, CFHC, CFO and our current auditor, they are recommending that the bank statements are not added to the board packets as the account numbers will be visible on the website. The bank statements are available to the board members upon request.

Buffy McDaniel thanked Kory Billings for answering her questions prior to the board meeting.

B. November 2025 Payroll, Electronic Payments & Bill List, Exhibit 3

Kory Billings clarified that \$16,421.59 out of the \$18,973.63 to PNC Visa was to Universal Medical for the under-cabinet replacements. Bob Boesch asked what \$10,406.30 to Gerald Bohn was for. Kory Billings stated that it was for the work completed in the clinical area.

A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve and accept the November total payroll in the amount of \$15,987.58 and total check payments in the amount of \$90,028.48 for a grand total distribution of \$106,016.06, Exhibit 3. Motion carries.

C. December 2025 District Financials, Exhibit 4

Kory Billings reported that during December 2025, the rental income remained stable at \$162,176.34.

Cash on Hand was \$6,003,838.21 and the investment portfolio had a loss of \$8,390.04 providing a balance of \$7,546,803.55.

He is working on a condensed format for the P&L Detail Report.

Buffy McDaniel added that she had asked Kory Billings if a column could be added to the Budget vs Actual showing percentage for the month and where we are for the year.

D. December 2025 Payroll, Electronic Payments & Bill Payment, Exhibit 5

Kory Billings clarified that payment to ASSA ABLOY in the amount of \$5,378.08 was to repair the locking mechanism on the doors at the Hospital Road facility after the break-in. And payment to Gerald Bohn in the amount of \$10,406.28 was for work completed in the clinical area. This will be categorized as a Bloss depreciation expense.

Buffy McDaniel commented on the Gerald Bohn checks, because they don't show in the loss depreciation expense for the specific building. Kory Billings added, this is because the building depreciation expense is a depreciation. He has re-emphasized the point to the accountant and her recommendation is to create another line item, which he did in the proposed budget.

Buffy McDaniel added that in December 2025, it is categorized under the other contract services, that's not part of the budget yet? Kory Billings replied that this is correct and he has already made adjustments, which will be re-adjusted once the new budget is approved. Buffy McDaniel added that she won't be voting to approve because it's not part of the budget.

A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve and accept the December 2025 total payroll in the amount of \$14,523.16 and total check payments in the amount of \$90,874.45 for a grand total distribution of \$105,397.61, Exhibit 5. Buffy McDaniel opposes. Motion carries.

E. Approval of January 9, 2026 Finance Committee Meeting, Exhibit 6

A correction was made to the date of the meeting, which was listed as January 7th not the 9th.

A motion was made / seconded, (Bob Boesch / Gary Bacom) to approve and accept the January 9, 2026 Finance Committee Meeting, with correction, Exhibit 6. Motion carries.

CHIEF EXECUTIVE OFFICER REPORT

A. Facilities Report

1. Bloss Facility Report

Kory Billings reported that there are no major issues happening at either facility. Some projects at the Bloss facility have been placed on hold to get clarifications and make sure that we go through the RFP process.

He received a request from Day Break Adult Day Health Care after the board packet had gone out for another month-to-month extension on the lease until the end of May 2026. Their current lease expires February 28, 2026. It may be in their best interest to do a lease as last time and guarantee us payment until the end of May 2026. As soon as we receive more information, we will make a recommendation as to whether we need a special board meeting or whether we can take it to the regular board meeting.

2. Castle Facility Report

The Castle facility continues with normal heating and air conditioning issues, it is an old system. There had been some minor roof leaks, and we had All Weather Roofing out of Stockton address them by repairing the cuts damaged by air vent with Duro-Last patches. All Weather Roofing is recommending that we have an HVAC company come out and repair the other leaks caused by the duct work system. We're in the process of reaching out to an HVAC company and once we have a report from them, we'll bring it back to the board for direction.

Alfonse Peterson asked if we're still in touch with the company that installed the roof. Kory Billings responded that Cool Roofing that installed the roof with a Duro-Last membrane (it has a 20-year warranty) in 2018 is no longer in business. We contacted Duro-Last, Inc in Michigan and

they recommended that we contact All Weather Roofing, Stockton, as they are familiar with the Duro-Last product.

3. California Special Districts Association (CSDA)

Kory Billings reported that staff has done quite a bit of training during our six-month free trial with California Special Districts Association (CSDA). There is a lot of great information, and this will be very beneficial to us. Erasmo Viveros, Public Affairs Field Coordinator, met with Kory and will be providing us with a quote after our six-month trial.

Kory Billings was able to do the two-hour mandatory Sexual Harassment training on-line. This is now mandatory for board members who will also need to do the training. Board members may do the online training on their own or we can set it up for two at a time on site.

W-9's also need to be updated and Form 700 needs to be completed and forwarded to Fily Cale.

He along with Kathy Flaherty will be meeting with Peter Mojarras, CFHC, CEO on February 17, 2026. He has requested an agenda.

OLD BUSINESS

A. 2025-2026 Sports Physicals Update, Exhibit 7

This report is unavailable. Although Kory Billings did speak to Dr. Boggs and he did not do any sports physicals or TB tests in December 2025.

B. Johnson Plumbing Estimate of \$34,820.41 to Install New Sump Pump at 3605 Hospital Road, Atwater, CA Request Direction for RFP, Exhibit 8

Due to the constant flooding of the basement under optometry during heavy rains at the Castle facility we need to install a new sump pump. There is a ramp that leads to the basement and water accumulates at the bottom of the ramp and goes into the basement. Johnson Plumbing provided us with an estimate of \$34,820.41 for a drainage and pump pit installation.

A motion was made / seconded, (Alfonse Peterson / Buffy McDaniel) to direct staff to pursue an RFP to install a sump pump at 3605 Hospital Road, Exhibit 8. Motion carries.

C. Approval to Pay Carrier Invoice #90511809 in the Amount of \$73,280; Service was Approved by Board of Directors on August 28, 2025 and Completed October 21, 2025- November 11, 2025, Exhibit 9

Kory Billings stated that Carrier is our sole source service provider at Hospital Road, they are the only company that provides this type of service for the chillers, which is why we did not go out to RFP. Due to neglect, this had not been done in almost 12 years, and we will now get on a maintenance plan. They have completed the Cooling Tower Fill Media Replacement project at a cost of \$73,280.

He has contacted the local hospital, and Carrier is who they use as well as they have a similar type of system.

A motion was made /seconded, (Buffy McDaniel / Alfonse Peterson) to approve the Carrier Invoice #90511809 in the amount of \$73,280 for payment, Exhibit 9. Motion carried.

NEW BUSINESS

A. La Guardia Security Patrol of Facility at 1251 Grove Avenue, Atwater, CA as Result of Several Break-Ins, Exhibit 10

Kory Billings reported that last month there had been three break-ins in three days with the majority of them in the back hallway. According to the video camera, it was homeless people, with one night showing 19 individuals and 4 dogs. There was no major damage. They were able to enter through one of the original windows from 1936, the windows were closed and locked, but they were jimmying them just enough to pop them open, someone would enter and unlock the door for the others to enter.

The Atwater Police department patrol the site at least once a night and Chief McEachin has been provided with Kory's contact information. We have secured the facility by adding temporary battery-operated alarms to the exterior doors and adding temporary exterior solar lighting along with two by twos in all windows. We also contacted La Guardia Security, they are patrolling from 7pm to 7am every night, which is costly, it was just over \$5,000 for two weeks. We may need to decrease the hours for La Guardia.

Hoffman Security stated that our internet that enters the room that monitors our cameras is very slow, Kory Billings is working on getting a bid from Hoffman Security to run new internet services into that room, which they can view from their facility at a faster live speed.

Buffy McDaniel asked if it would be cost effective to alarm that section of the building that will be rented and then possibly transfer that policy or security to take care of since it is in three different potential rentable spaces. Kory Billings responded that we could have alarms set up in three different areas. Bob Boesch added that this would be cheaper to have an alarm than having La Guardia security. Buffy McDaniel asked if the exterior lights are dusk to dawn or are they on all night. Kory Billings replied that a series is on all day and night and then around certain portions of the building most come on at about four or five in the evening and are on until six am.

A motion was made / seconded, (Bob Boesch / Gary Bacom) to have staff work with La Guardia security and reduce security to a 7 hour shift; fixing and/ or adding exterior lighting; get bid on cost of alarming vacant areas and breaking them down into separate bills for future tenants and increasing internet speed, Exhibit 10. Motion carries.

B. Ratification of Central Coast Alliance for Health (CCAH) Grant Submission in the Amount of \$30,000 for Health on the Go, Atwater, Exhibit 11

Alisa Bettis reported that the CCAH grant had been submitted timely. The total proposed project budget is \$55,000 and the grant request to CCAH is \$30,000 with BMHD providing \$25,000 in kind support, including project leadership, administrative and fiscal oversight, facilities, and coordination with community and clinical partners.

If our grant is accepted, we will once again bring that to the board and allow the board to review all the parameters and programmatic pieces. At that point, the board can decide whether or not they want to accept the grant funding.

Buffy McDaniel asked if we had started communication with any partners that will be doing the healthcare activities or procedures that will be offered to the community? Kory Billings

responded that Dr. Boggs is very interested in participating as well as Castle Family Health Centers and Livingston Medical Group. These pop ups will be located where the undeserved population resides.

C. Mid-Year Budget Revision, Exhibit 12

Kory Billings reported that the finance committee had met and reviewed each line item by line item and made sure that areas we had not funded appropriately were going to receive funds. New calculations were made on income as we are going to have an increase in rental income based on current tenancy and occupation. Recommendations were also made and forwarded to Stapp Accountancy for their input and continue to make sure that our numbers are stronger than they previously were.

Buffy McDaniel asked if the budget could be formatted the same as 23-24 and 24-25, where it breaks down the budget for Bloss and Castle and categories for repairs and maintenance or whatever the items may be. Kory Billings replied that he had already begun working on this breakdown and budgets for Grove Avenue and Hospital Road sites. We were able to move a substantial amount of money so that there is funding specifically through the model costs and you can see that on the last page.

A motion was made / seconded, (Gary Bacom / Bob Boesch) to approve the Mid-Year Budget Revision with suggested changes, Exhibit 12. Buffy McDaniel Opposes. Motion carries.

D. Approval of Policy OP-14 Disability Accommodations to Comply with SB707, Exhibit 13

Kory Billings presented policy OP-14 Disability Accommodations to Comply with SB707, which passed extensive updates to the Ralph M. Brown Act.

Rina Gonzales, Legal Counsel, would like to review the policy and confirm that citations are all appropriate.

It is recommended that this item be tabled to the next board meeting, pending legal counsel review.

E. Donation Request from the Atwater-Winton Lions Club for their 2nd Annual Community Health Fair, Exhibit 14

It was requested that we co-sponsor the Atwater-Winton Lions Club, which we did two years ago. This allows them to pay eye doctors for eye exams, and they are also providing eyeglasses. Two years ago, we gave \$2,500; last year we gave \$2,500 and they returned it when they had to cancel the event due to the optometrist not being able to participate. Their first year they had over twenty vendor booths.

Kory Billings asked if the Lions Club would be willing to have the students from the Atwater and Buhach Healthcare Pathway as these students are always looking for opportunities to have hands-on-work. This event will be held at Juniper School in Atwater on March 21, 2026.

Staff's recommendation is to once again co-sponsor the event for \$2,500, which would come out of the donations budget.

A motion was made / seconded, (Bob Boesch / Alfonse Peterson) to approve the \$2,500 co-sponsor donation request to the Atwater-Winton Lions Club for their 2nd Annual Community Health Fair, Exhibit 14. Motion carries.

BOARD MEMBERS' REPORT

Kory Billings thanked the board for their support during the break-ins. Kathy Flaherty was here almost every morning to check in and Gary Bacom came down one evening when Kory Billings was on site.

APPOINTMENTS / CEREMONIAL MATTERS

A. Appointment of 2026 Committees'

Kathy Flaherty did contact each board member separately and asked them if they will continue on the committees that they were on last year and they all said yes.

- ByLaws Committee: Kathy Flaherty, Chair; Kory Billings and Gary Bacom.
- Finance Committee: Alfonse Peterson, Chair; Kory Billings and Kathy Flaherty.
- Investment Committee: Alfonse Peterson, Chair; Kory Billings and Kathy Flaherty.
- Policy Committee: Buffy McDaniel, Chair; Kory Billings and Bob Boech.
- Scholarship Committee: Buffy McDaniel, Chair; Kory Billings and Kathy Flaherty.

NEXT MEETING DATE

The next Board of Directors meeting will be held on Thursday, February 26, 2026 at 2:00 pm in the Board Room.

AGENDA FOR CLOSED SESSION

None.

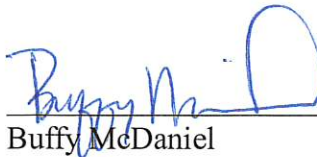
ADJOURNMENT

As there was no further business the meeting adjourned at 3:28 pm.

Respectfully Submitted,



Fily Cale
Executive Assistant



Buffy McDaniel
Board Secretary