Exhibit 1

BLOSS MEMORIAL HEALTHCARE DISTRICT (BMHD)
BOARD OF DIRECTORS' MEETING
BOARD ROOM
Thursday, July 24, 2025
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; Thomas Ebersole, Legal Counsel and Patti Kishi, CFHC Board Member

Absent:

APPROVAL OF AGENDA

A motion was made / seconded, (Bob Boesch / Buffy McDaniel) to approve the July 24, 2025 agenda as presented. Motion carries.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

A. Approval of June 26, 2025 Board of Directors Meeting Minutes, Exhibit 1

A motion was made / seconded, (Buffy McDaniel / Bob Boesch) to approve the June 26, 2025 Board of Directors Meeting minutes as presented, Exhibit 1. Motion carries.

FINANCIAL REPORT

A. June 2025 District Financials, Exhibit 2

Kory Billings reported that in checking, payroll and savings accounts we have a combined total of $5.9M. He will be moving some funds from the PNC checking account to the PNC savings account, where it will receive more interest. We have a substantial savings balance of $4M with

interest at 9.8%, which will be over $10,000 per month in interest, which will cover employee salaries for one month.

He has included the June 2025 and Budget to Actual for review. He has been working with Stapp Accountancy over the last week as we start to get ready for the annual audit. Several items that he had categorized, such as in repairs and maintenance, have been recategorized, and the dollar amounts have not changed only the categories. He will continue to provide the Budget vs Actuals.

Buffy McDaniel asked what was the insurance expense; Kory Billings replied that it was $119,583 to Travelers, which is the annual for property and liability for both Bloss and Castle properties. The budget will adjust appropriately for that.

A motion was made / seconded, (Bob Boesch / Gary Bacom) to approve the June 2025 District Financials as presented, Exhibit 2. Motion carries.

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

A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve and accept the May total payroll in the amount of $14,778.70; total check payments in the amount of $281,529.93 for a grand total distribution of $296,308.63, Exhibit 4. Motion carries.

CHIEF EXECUTIVE OFFICER REPORT

A. Facilities Report

Kory Billings reported that we continue to work on the Atwater Children's Dental Surgery Center issue at the Castle site. Until we get to replace units, which we have, we continue to make sure that they're up and running and we've had a few hours of down time. As soon as we're notified, we contact our service provider, Carrier, and they arrive that same day or the following day.

Carrier did mention to Kory Billings that in some of these instances, they don't understand why things are going down. Carrier is questioning whether people might be going into the mechanical room and moving or changing valves as the valves should not be changing themselves.

The best option, and he'll continue to work with our security monitoring company, Hoffman Security, is to potentially place more cameras in and about to make sure that people aren't accessing them in the mechanical room. Alfonse Peterson added that in addition to cameras, can we add a monitor sensor, so that anyone who accesses the valve an alarm will go off. Kory Billings will check with Hoffman Security as they have new options. We're going to be changing some locks at the Castle facility, and we'll address the extra security at that time.

Recently, we have had some difficulty with communication regarding the vacating of the facility by CFHC at Bloss. As reported last month, there were several items that were supposed to remain that did not remain. For instance, there were 20 glove distribution pieces, sanitizers, 20 paper towel dispensers, 20 soap dispensers and 30 different cabinets throughout the building that should have remained and did not. Kory Billings did a walk through the facility on June 27, 2025 with Kathy Flaherty, Board Chair and Art Negrete, CFHC COO and he did ask Art Negrete

where those items were and what the plan was to either replace them or reimburse them. During this meeting, Kory Billings received no response.

On July 14, 2025 Kory Billings sent an email out to both Peter Mojarras, CFHC CEO; Art Negrete, CFHC COO, including Kathy Flaherty BMHD Board Chair and Cora Gonzales, CFHC Board Chair asking for a response on what was going to happen. He received no response.

On July 21, 2025, Kory Billings sent a second notice and included Denise Rodriguez, Executive Assistant to Peter Mojarras and Art Negrete with "Read Receipt" request. The only ones who acknowledged the "Read Receipt" were Denise Rodriguez, Kathy Flaherty and Fily Cale.

As of the 1st we have some responsibility that we will provide a full list of the missing items and approximate cost of them. He has priced each of these items on Amazon and a week ago, we had a cabinet maker come and do full assessment of the areas where the cabinets used to be and he will provide an estimate. The only thing we don't know is how much time staff will take to put everything back on the walls. According to real estate law, we can send a bill over to CFHC to have them put it back up on the walls.

BMHD is one of the larger sponsors for the annual Atwater 4th of July Run for Independence. This year they had the highest number of participants at 587. The organizer of the event called Kory Billings, expressing their excitement and appreciation of our sponsorship.

Kathy Flaherty added that the texturing and painting of the former Bloss Clinic is coming along great. Kory Billings added that we have been working on the hallway and had to shift to make sure the rental space on the other side got upgraded. All of the flooring was completely removed and will be replaced once the texturing and painting is completed.

OLD BUSINESS

A. 2025-2026 Sports Physicals Update, Exhibit 4

Kory Billings reported that nine physicals were completed in June for a total of 1,041 physicals completed in May / June. Dr. Boggs is ahead of where they want to be as they were able to start the grant earlier this year.

Dr. Boggs is also preparing for the second piece of the grant in September, with the TB testing for the students in the Medical Assistant Program.

NEW BUSIINESS

A. Old Town Atwater 2025 Ice Rink Sponsorship Request, Exhibit 5

Kory Billings reported that BMHD continues to sponsor different programs in the community, much like the 4th of July Run for Independence. Old Town Atwater (OTA) has an ice-skating rink, and it operates on admission prices, donations and sponsorship.

The board discussed a $5,000 sponsorship request for OTA ice skating rink, which serves approximately 6,000 school children each season. The sponsorship will enhance community health and well-being, with our organization's name display prominently at the rink.

A motion was made / seconded, (Bob Boesch / Alfonse Peterson) to approve $5,000 Gold Level sponsorship to OTA for the Ice Rink, Exhibit 5. Motion carries.

B. McSwain Middle School Sports Physicals Request

Kory Billings stated that Amanda Gibson, Dr. Boggs assistant, had mentioned that there are about 100 students at McSwain that need sports physicals to play sports, but may not be able to afford them.

Board members expressed concerns about setting a precedent for funding sports physicals outside the District and the need for clear guidelines.

The board agreed to instruct Kory Billings to communicate their concerns and explore alternative funding options with Dr. Boggs.

A motion was made / seconded, (Gary Bacom / Bob Boesch) to have Kory Billings communicate their concerns and explore alternative funding options with Dr. Boggs. Motion carries.

C. Adoption of Resolution 2025-2; Resolution of Bloss Memorial Healthcare District to the Uniform Public Construction Cost Accounting Procedures, Exhibit 6

The board discussed adopting Resolution 2025-2 to opt into the Uniform Public Construction Cost Accounting Procedures, which would raise project caps and reduce bidding requirements. This aims to streamline project management and potentially save costs and time on future projects. Reporting will be done to the State Controller's Office.

Thomas Ebersole, Legal Counsel, added that it's not uncommon for public agencies to have opted in and BMHD is eligible to participate.

A motion was made / seconded, (Alfonse Peterson / Buffy McDaniel) to recommend adoption of Resolution 2025-2; Resolution of Bloss Memorial Healthcare District to the Uniform Public Construction Cost Accounting Procedures, Exhibit 6. Motion carries.

D. Approval of Policy #FIN-07 Purchasing and Property Control, Exhibit 7

This policy is in direct relation to Resolution 2025-2 and was adopted from another healthcare agency's guidelines to fit Bloss Memorial Healthcare District's needs.

A motion was made / seconded, (Bob Boesch / Buffy McDaniel) to approve FIN-07 Purchasing and Property Control policy, Exhibit 7. Motion carries.

E. Storage Space Lease Agreement Between BMHD and CFHC, Exhibit 8

A lease agreement between BMHD and CFHC for a 10x20 storage unit at the Castle facility was negotiated with Art Negrete, CFHC COO at a rate of $100 per month beginning July 1, 2025.

A motion was made /seconded, (Buffy McDaniel / Gary Bacom) to approve the lease agreement between BMHD and CFHC for the 10x20 storage shed at $100 per month, Exhibit 8. Motion carries.

BOARD MEMBERS' REPORT

Kathy Flaherty reported that the Lights of Hope display will be at her residence on Saturday, August 23, 2025.

APPOINTMENTS / CEREMONIAL MATTERS

Kory Billings stated that Alfonse Peterson has been a BMHD board member for 31 years and probably an Atwater Rotarian for just as long. Rotarians make contributions to Rotary International and are recognized for those contributions once you hit a certain dollar limit. Al is not able to participate every week in Rotary like he used to, but he still makes his contributions to Rotary International. He was given the honor today to present Mr. Peterson with his Paul Harris, three-star pin, which means that he has not only given the initial, but he has done that twice over.

Paul Harris was the founder of Rotary International and once you reach a certain dollar amount, you are recognized for it, which is quite an honor.

NEXT MEETING DATE

The next Board of Directors meeting will be held on Thursday, 28, 2025 at 2:00 pm in the Board Room.

AGENDA FOR CLOSED SESSION\

None

ADJOURNMENT

Reminder that our strategic planning meeting will be held September 22nd and 25th. Lunch will be provided.

Kory Billings will be on vacation from June 26 – August 8, 2025.

As there was no further business, the meeting was adjourned at 2:58 pm.

Respectfully Submitted,

Fily Cale
Executive Assistant

Buffy McDaniel
Board Secretary