

**BLOSS MEMORIAL HEALTHCARE DISTRICT (BMHD)  
BOARD OF DIRECTORS MEETING  
BOARD ROOM  
Thursday, January 27, 2022  
2:00 pm**

**CALL TO ORDER**

Kory Billings, Board Chair, called the meeting to order at 2:01 pm.

**Make findings in accordance with AB 361 for teleconferenced meeting. In compliance with AB 361 (2021) and in order to conduct teleconference meetings not subject to the usual Brown Act teleconference rules, the Board will consider the circumstances regarding the state of emergency declared by the Governor regarding the COVID-19 pandemic which continues in existence; and the continued recommendations or impositions by State and local officials to promote social distancing; and whether the continued presence of COVID-19 in the State directly impacts the ability of the Board to meet in person.**

**ROLL CALL**

Board Members Present: Kory Billings, Chair, Zone 2 via Teleconference; Kathy Flaherty, Zone 3 via Teleconference; Vivian Passwaters, Board Secretary, Zone 1; Al Peterson, Treasurer, Zone 4 and Bob Boesch, Board Member, Zone 5

Others Present: Edward Lujano, CEO; Dawnita Castle, CFO; Jenna Anderson, County Legal Counsel; Michael Chai, Day Break ADHC; Nancy Agosto, Day Break ADHC and Peter Mojarras, CFHC COO

Absent: Fily Cale, Executive Assistant

**APPROVAL OF AGENDA**

**A motion was made / seconded, (Alfonse Peterson / Kathy Flaherty) to approve the January 27, 2022 agenda as presented. Motion carried.**

**PUBLIC COMMENTS**

None.

## APPROVAL OF MINUTES

### A. Approval of January 6, 2022 Board of Directors Meeting, Exhibit 1

**A motion was made / seconded, (Bob Boesch / Vivian Passwaters) to approved and accept the January 6, 2022 Board of Directors Meeting minutes as presented, Exhibit 1. Motion carried.**

## FINANCIAL REPORT

### A. Approval of January 6, 2022 Finance Committee Meeting, Exhibit 2

**A motion was made / seconded, (Alfonse Peterson / Vivian Passwaters) to approved and accept the January 6, 2022 Finance Committee Meeting minutes as presented, Exhibit 1. Motion carried.**

### B. December Chief Financial Officer Report, Exhibit 3

Dawnita Castle, CFO, reported that for the 6 months ending in December 31, 2021, BMHD had a net gain before depreciation of \$94,114 compared to a net gain of \$93,429 last year. Net income after depreciation is a gain of \$30,819. Non-Operating Revenue had a gain on investments of \$46,320.

The December 2021 Operating Cash Balance was at \$5,524,689 and Days Cash On Hand increased to 3,820 days. The increase was due to a couple of variables, DSCA pre-paid rent in the amount of \$26,000 and a deposit from Ung Goodwin Trust for \$7,000. Expenses compared for December 2021 to November 2021 were down \$42,000, there were not as many repairs and maintenance in the month of November 2021.

### C. December 2021 Payroll, Electronic Payments and Check Register, Exhibit 4

**A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve and accept the November 2021 Payroll in the amount of \$9,158.42 Accounts Payable in the amount of \$164,855.25 for a Grant Total Disbursement of \$174,013.67, Exhibit 4. Motion carried.**

## CHIEF EXECUTIVE OFFICER REPORT

### A. Update on California Energy Commission Grant

Edward Lujano, CEO, reported that earlier this week he met with the new owner's Chief Operations Officer for the surgery centers, his name is Troy. He informed Edward Lujano that they will be revamping all four centers as well as a new logo. The center here will be called Atwater Children's Surgery Center, signage will be replaced at their cost and this will be done within the next 45 days. They will relaunch their new centers in conjunction with their entire marketing of who they are across the US.

The boardroom has been painted and we're hoping for technology in by the February board meeting.

At the Bloss Site the canopies in the back have gotten torn and a request has been put in for replacements, but there is a delay by the company due to COVID.

The exterior lighting at Bloss has been completed including exterior lighting around the kitchen area. Maintenance has informed him that they have not detected any transient articles around the buildings.

The former Explorers' buildings in the back, which were garages at one time will be repurposed. He has asked for a quote to reinstall the garage doors and potentially lease it out or secure vehicles in the two stalls. He will keep the board of directors posted.

He received the consultant report for the California Energy Commission this week and copies were forwarded to the board of directors.

The Measure Summary Tables on pages 3 and 4 were reviewed. If we replace all interior lighting at the Castle Site it would cost \$63,422 and the payback period would be a little over 4 years to recoup that cost. Sensor lights are also available.

Replacing the old HVAC System with New Energy Efficient Rooftop Gas-Electric Package Units would be \$1.5M, the annual cost is \$73,000 for electricity and the payback period would be 21 years. They have \$24,000 in rebates that we could potentially use. If we go through the state for financing they can finance up to a 15-year project and BMHD would have to pay a portion of that cost.

In addition, if BMHD wants to do a solar project, all of the panels put into the facility would total about \$4.5M with electricity savings of about \$109,000 per year.

If BMHD replaces the old HVAC, it's a 21-year life and they are financing 15, BMHD would need to come up with \$400,000 to replace all of the HVAC systems here and the rest could be financed through the state loan payments.

The next stage would be for BMHD to apply for this loan if we want to move in that direction. The loan is up to \$3M and its financed over 15 years at 1%. He encourages the board of directors to apply for the loan. Definitely the HVAC system and look at some of the interior lighting to make the building as energy efficient as possible.

Kory Billings asked to put this on next months agenda for discussion and possible approval.

Edward Lujano is still following up on scholarship opportunities and what it would involve if BMHD goes in that direction.

## **OLD BUSINESS / REPORTS**

### **A. December Castle Family Health Centers, Inc Report, Exhibit 5**

Peter Mojarras reported that for October 2021, CFHC provided 96 sports physicals; 73 in November 2021 and 21 in December 2021. Atwater High School had 60 sports physicals for those 3 months and Buhach High School had 58. He thanked the board of directors again.

CFHC continues to provide COVID services, there was a spike in the last few weeks of 200-300 per day for testing. The line has been extremely long and CFHC is looking at a different flow and looked at the grass area in the back by the tennis courts to expand and pave the parking lot. Edward Lujano may present this to the board of directors in the future.

He participated on a County Call this morning and the 7<sup>th</sup> floor at the hospital is completely full, ICU is at capacity and they are also using half of the 6<sup>th</sup> floor all related to COVID. CFHC along with the hospital and other healthcare providers are dealing with staffing shortages.

CFHC is working in getting their patients to come back in for services.

#### B. Bloss Board Member Report

Kory Billings reported that the Investment Committee will be meeting tomorrow at 10am via teleconference with Wells Fargo for more information on the investments with Wells Fargo.

Kory Billings also participate in the same call this morning as Peter Mojarras and the total probable actives right now in Merced County is 10,197. Dr. Sandoval said that this number is probably doubled as these are the laboratory confirmed cases. And with everyone testing at home Dr. Sandoval believes that the number of confirmed cases is probably doubled that, which would take the positivity rate from 36% to 48% positivity rate.

#### C. Day Break ADHC Request for Partnership Assistance, Exhibit 6

Michael Chai reported that they were able to install security devices on the vans so that they would no longer be vandalized.

Kory Billings commented that the Day Break program had delivered 1,332 breakfasts from July to December 2021 and in that same time frame they delivered 3,958 lunches. They take roughly 75 trips per day and cost per person per day for meals is \$18. Round trips per person are roughly \$5.

In the past BMHD has partnered with Day Break to provide food to the community and this may be the best way to go back. Jenna Anderson, Legal Counsel, stated that this sounds the most reasonable solution that would fall within the legal bounds. Dawnita Castle may have preferences in keeping track of what they are or not doing.

The board of directors authorizes legal and finance department to put together an appropriate contract. The contract would begin February 1, 2022.

**A motion was made / seconded, (Kory Billings / Bob Boesch) to contract with Day Break Adult Day Health Care Center to provide meals in an amount up to \$25,000 starting February 1, 2022. And authorizing legal counsel and accounting to draft the appropriate documentation, Exhibit 6. Motion carried.**

#### NEW BUSINESS

None.

#### APPOINTMENTS / CEREMONIAL MATTERS

None

**AGENDA FOR CLOSED SESSION**

None.

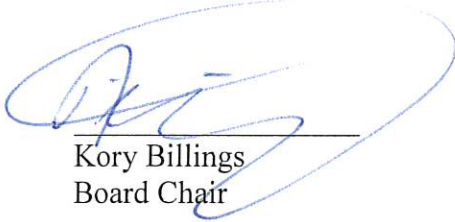
**NEXT MEETING DATE**

The next Board of Directors meeting will be held on Thursday, February 24, 2022 at 2:00 pm in the Board Room.

**ADJOURNMENT**

As there was no further business, the meeting adjourned at 2:33 pm.

Respectfully Submitted,



Kory Billings  
Board Chair