BLOSS MEMORIAL HEALTHCARE DISTRICT (BMHD)
BOARD OF DIRECTORS' MEETING
BOARD ROOM
Thursday, November 20, 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; Alisa Bettis, Grants Coordinator; Thomas Ebersole, Legal Counsel; Patti Kishi, CFHC Board Vice Chair and Cora Gonzales, CFHC Board Chair @ 2:04pm
Absent:	None

APPROVAL OF AGENDA

A motion was made / seconded, (Alfonse Peterson / Bob Boesch) to approve the November 20, 2025 agenda as presented. Motion carries.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

A. Approval of October 20, 2025 Special Board Meeting, Exhibit 1

A motion was made / seconded, (Bob Boesch / Buffy McDaniel) to approve the October 20, 2025 Special Board Meeting minutes as presented, Exhibit 1. Motion carries.

B. Approval of October 30, 2025 Board of Directors Meeting, Exhibit 1a

Several grammatical and typos were corrected.

A motion was made / seconded, (Buffy McDaniel / Bob Boesch) to approve the October 30, 2025 Board of Directors Meeting minutes as presented, Exhibit 1a. Motion carries.

C. Approval of November 10, 2025 Board of Directors Meeting, Exhibit 1b

A motion was made / seconded, (Buffy McDaniel / Gary Bacom) to approve the November 10, 2025 Board of Directors Meeting minutes as presented, Exhibit 1b. Motion carries.

FINANCIAL REPORT

A. October 2025 District Financials, Exhibit 2

Kory Billings reported that checking, payroll, savings and petty cash accounts have a combined total of $5,884,138.71.

Bank statements are available for the board of directors to review.

The investment portfolio is roughly $7.5M and the Bloss Trust has a balance of $30M.

A motion was made / seconded, (Gary Bacom / Buffy McDaniel) to approve the October District Financials as presented, Exhibit 2. Motion carries.

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

Kory Billings stated that the check marks on the bill payment list indicate which checks have cleared the bank.

Buffy McDaniel stated that she had emailed Kory Billings earlier regarding payments to Bubba Boards LLC in the amount of $14,400 and Exhortation to Unity Inc in the amount of $2,500 and that he had responded to her. She asked if a committee had approved the advertising or the board of directors. He added that the advertising and marketing was part of the strategic plan, and the strategic plan had been approved by the board of directors.

Kory Billings clarified that $14,400 is the annual cost for advertising and marketing on the electronic billboard at 5 corners, which includes monthly health observances and logo recognition rotations. We did receive a discount of $5,000 as we paid in full for one year. Once we begin with our pop-up health events next year, they will also be included in the advertising / marketing at 5 corners. Alfonse Peterson added that historically BMHD was not very much recognized in the community including the things that we have been involved in and are doing.

Gary Bacom asked what the expense amount that the CEO may approve without board authorization. Kory Billings responded that it is $25,000.

Kory Billings added that we are moving forward with all our plans and the actual rollout to the public happens in January 2026, but behind the scenes there all lots of pieces moving.

A motion was made / seconded, (Bob Boesch / Alfonse Peterson) to approve and accept the October total payroll in the amount of $16,878.40; total check payments in the amount of $158,108.81 for a grand total distribution of $174,987.21, Exhibit 3. Motion carries.

CHIEF EXECUTIVE OFFICER REPORT

A. Facilities Report

Kory Billing contacted the county assessor and county auditor-controller in regard to why the district's property tax roll was not reflected on the property tax statements. He was informed by the auditor-controller's office that this is no longer going to show up as a line item because it is part of the one percent that is being collected in the overall taxes that are dispersed. Kathy Flaherty asked if the county has a map that shows the district, he responded that this is controlled by the assessor's office and once they provide a map, we will be able to review it.

At the Castle facility, Johnson Controls is providing an upgrade to the alarm service panel as the panel has been sending out false alarms for a while now. The service panel needs to be replaced, and they are working on this piece. Meanwhile the inspection report came back, and we need a software upgrade at a cost of $2,800.

At the Castle facility, Johnson Controls is also replacing a riser gauge and troubleshoot FACP reads card is missing at a cost of $1,332.61. A 5-year obstruction inspection and 5-year internal inspection of four risers, including flushing of the fire department connections, at a cost of $5,348.

At the Bloss facility the sprinkler fitter to replace one main drain sign and replace two riser gauges at a cost of $1,354.57. The fire alarm tech to replace one tamper switch on riser and troubleshoot 3 smoke detectors, they are not reporting correctly, with the remodel dust some of the smoke detectors were covered and this may be why they are not reporting, we will know when they do the initial test, this is at a cost of $2,880. Alfonse Peterson asked if Johnson Controls is building a whole minimum line electrical circuit? Kory Billings replied yes.

Kory Billings reported that we are required to have a backup generator at the Castle facility specifically for the dental surgery center. The system is from 1963, and the backup generator and the second backup generator are not synchronizing together. Tri Power Systems will take the load on the secondary backup and there is plenty of space on the main panel, so that the original backup generator kicks on and will power the entire dental surgery center, we are getting this up and running first. Then we will see the secondary backup generator to make sure that it powers other vital pieces within the facility. Alfonse Peterson added that there were so many upgrades from 1963-1996 it's a wonder anyone can figure out the technical stuff.

We asked Nick Nickerson of Tri Power Systems about upgrading the whole thing, and we were informed that the building would not be able to sustain an entire upgrade as it's a whole new rewire of the entire building. He has also been working with the tenant to make sure that we're meeting all of the building law requirements that they have including room temperature requirements.

With some of the recent rain, there were some roof leaks at the Castle facility, we were in contact with All Weather Roofing. They repaired previous leaks at a cost of $1,200. Bob Boesch asked what year the roof had been replaced, Kory Billings responded that it had been 2017/2018. The entire roof is a vinyl membrane and when it rips and tears it's difficult to detect as it's also white underneath the white membrane.

There was also a leak at Day Break as one of the caps of the ventilation system had blown off. This was repaired with a temporary cap and once the new one comes in it will be replaced.

Signage with the new logo around the Bloss facility has been completed.

During the annual fire department inspection, they had requested that we add a Knox box at the administration entrance. We went ahead and added a Knox box to each main entrance around the facility; fire department was pleased.

Bob Boesch asked if we have any problems with the homeless. Kory Billings responded that we do, and staff picks up their trash almost every day. He also receives 15-20 alerts every night of people wandering around the building, sometimes they have parties and camp. Removing the hedges and exposing the handrail helped to remove a secluded area.

We have also been working on and updating the grants page on the website and making sure that everything came over from the previous website.

We had a conversation with Streamline regarding system subscriptions.

Information was received from CalChamber on upcoming HR changes, which will go into effect in 2026. He will be researching these upcoming changes.

We received correspondence from California Special District Association (CSDA), and they are offering a six-month free membership. We have not participated with CSDA in a few years, as in the past staff had advised that it was not worth the investment. He feels that it is worth looking into it again and we can cancel after the six-month trial.

Grant activity update provided by Alisa Bettis, Grants Coordinator.

Kory Billings added that we're working on a PowerPoint presentation detailing BMHD's history and initiative that can be utilized when we're ready to go out in the community.

Atwater High School and Buhach Colony High School are lobbying to get a classroom set up geared toward their health pathway. The superintendent is requesting a letter of support on our partnership with the schools. He submitted a letter to the California Department of Education on behalf of the district.

On November 24, 2025, Kory Billings has a meeting with Peter Mojarras, CEO for Castle Family Health Centers as well as a Zoom meeting with ThiesenDueker, our investment consultants. A meeting will be scheduled at a later time with ThiesenDueker and the board of directors.

The Day Break lease will expire on December 31, 2025, they are currently paying $5,973.59. They have requested an extension to the end of February, and he is working on that lease extension, at which time the monthly rent will increase to $8,801.43.

He is putting a scholarship together and is requesting a scholarship committee meeting at 9:00am on December 3rd or 4th for additional input on the application piece. Hopefully, it will be on the December 18th agenda for approval.

OLD BUSINESS

A. 2025-2026 Sports Physicals Update, Exhibit 4

Kory Billings reported that an additional twenty-five sports physicals were completed in October at Atwater High School.

No additional TB testing is foreseen this school year.

NEW BUSIINESS

A. Appointment of 2026 Slate of Officers

Buffy McDaniel presented the nomination of officers for the 2026 Slate of Officers.

Kathy Flaherty, Chair; Bob Boesch, Vice Chair; Alfonse Peteson, Treasurer and Buffy McDaniel, Secretary.

Kathy Flaherty asked if there were any nominations from the floor. There were none.

A motion was made / seconded, (Gary Bacom / Alfonse Peterson) to approve the recommendation of the Nomination Committee for the 2026 Slate of Officers. Kathy Flaherty, Chair; Bob Boesch, Vice Chair; Alfonse Peteson, Treasurer and Buffy McDaniel, Secretary. Motion carries.

BOARD MEMBERS' REPORT

Alfonse Peterson thanked everyone for their concern and well wishes during his recent illness.

Kathy Flaherty asked the board member to take the current edition of the Ralph M. Brown Act, which Fily Cale had provided.

Kathy Flaherty added that Kory Billings does keep her posted and/or included in emails from Castle Family Health Centers on any problems they may be having.

Kory Billings stated that there is a lack of a sump pump outside of the basement, which is beneath the optometry department at the Castle facility. When it rains, the basement floods, we have reached out to a service provider to give us options on this issue.

APPOINTMENTS / CEREMONIAL MATTERS

None.

NEXT MEETING DATE

The Board of Directors was invited to participate in the Christmas Party / Employee Appreciation dinner on December 9th. If interested, please RSVP to Kory Billings.

The next Board of Directors meeting will be held on Thursday, December 18, 2025 at 2:00 pm in the Board Room.

AGENDA FOR CLOSED SESSION

It is the intent of the Board to meet in Closed Session pursuant to Government Code Section §54957 and §54957.6: Public Employee Performance Evaluation and contract negotiations, Unrepresented Employee: Chief Executive Officer.

The Board of Directors requested that Kory Billings and Fily Cale attend closed session.

ADJOURNMENT

As there was no further business, the meeting adjourned into closed session at 3:24 pm.

Kory Billings and Fily Cale adjourned from closed session at 3:53 pm.

Kory Billings and Fily Cale rejoined closed session at 4:53 pm.

The meeting reconvened into public session at 4:54 pm and adjourned. No reportable action.

Respectfully Submitted,

Fily Cale
Executive Assistant

Buffy McDaniel
Board Secretary