

Board Meeting notes 1.20.26

1. Call to Order - 4:00 PM
 - a. President called the meeting to order.
2. Quorum Established-
 - a. Present: Shirlee Gribble, President; Colleen James, Treasurer; Martie Krohn; Bill Hand; Mike Kennedy; Jen Hankins; Sarah Weideman, Executive Director.
3. Pledge of Allegiance - Observed
4. Approval of Agenda
 - a. Shirlee Gribble would like to add under new business, approve Marti Krohn as Vice President
 - b. Motion Made— Colleen
 - c. Seconded—Jen
 - d. Aye - all aye
5. Approval of Minutes
 - a. Motion made— Colleen
 - b. Seconded- Jen
 - c. Aye - all aye
6. Public Comments on matters already on the Agenda
 - a. No comments on matters already on the agenda
7. Approve New Board Member
 - a. Motion— Marti
 - b. Second- Colleen
 - c. Clarification that the new board member approved Jane Dunn to be seated on the board to take Kolby Bayless term, about 2.5 years left.
 - d. Aye – unanimous
 - e. Motion passed
8. Resident Council Meetings
 - a. Jan 9th -
 - i. Recent residents reflected on a wide range of activities and their preferences for food.
 - ii. Resident council meeting minute attached.
9. Executive Directors Report
 - a. Over the past several weeks we have been operating a dramatic and dynamic environment. Managers have had to step away from admin to deal with those emergencies.
 - b. Investing heavily in our staff/train development and training (in-house training occurring with our Terrace staff on a weekly basis)

- c. Facility side - elevator disruption experiencing a major failure that was able to temporarily continue operation, but we are working with the elevator provider for full repair or replacement. There are only two elevator repair companies in the entire state of Alaska, and limited number of elevator tech's who service our location. HSC is being proactive and doing everything it can to mitigate future issues while working within the limitations of available elevator techs. Committed to addressing it with full transparency. If repairs continue to occur, parts are not available.
- d. Granting outlook - reduced or eliminated grants, and HSC needs to shift focus to internal and community fundraising.

10. Presidents Report

- a. Welcome Jane Dunn to the board
- b. Some new hires
 - i. A new maintenance supervisor, Pike Ainsworth, was hired. He worked for the city for the last eighteen years.
 - ii. Fully staffed on caregivers' side
- c. The Building Committee is in progress, and a list of priority repairs has been established to go after the maintenance repairs on the facility from an extensive facility inspection done by outside contractors, Wisdom & Associates
- d. Working on new board member onboarding process to ensure expectations are established prior to coming onto the board
- e. Volunteers are still needed; we have some, but we can always use more.
- f. A 10k micro grant was awarded to us from the state of Alaska for the green house, so the green house will be set up and hopefully begin operation this spring. Evaluations will occur to determine how that can be accomplished so we can get fresh greens and access to gardening for independent residents and terrace residents as well.

11. Treasurers Report

- a. We still don't have the 2024 year-end released from the auditors
- b. What was released this month though, we are a little money ahead (does not include the anticipated elevator expenses)
- c. Kudos to Sarah to the tremendous amount of work to right this ship.

12. Conflict of Interest

- a. N/A

13. Unfinished Business

- i. Membership

1. We have a new membership listing, but we need to get it out. Sarah has said it's up online, but anyone who wants to join us as members, please encourage them to join.
 2. Membership is coming due/or is due since it's a new year.
- ii. Bylaws
1. Are there any bylaws that need tweaking? We need to take care of and vote in the membership meeting in May. If members feel that any bylaws need to be changed, please reach out to the board. Membership can talk to the board and should feel free to do so on any topic, not just bylaw revisions.

14. New Business

- a. Approve resignation of Tiffany Story
 - i. Motion - Jen
 - ii. Second - Colleen
 - iii. Aye - Jane, Colleen, Jen, Bill, Marty, Shirlee
 - iv. Nay - Mike Kennedy
 - v. Motion passes
- b. Appoint Martie Krohn as Vice President
 - i. Motion - Mike Kennedy
 - ii. Second - Colleen
 - iii. Aye - All (motion passes)
 - iv. Nay - None

15. Committee Report

- a. Finance, Grants & Funding Committee - Colleen James
 - i. Need to get out for some active fundraising
- b. Policy Committee - Shirlee Gribble
- c. Membership & Nominating Committee - Jen is the new contact person now that Tiffany is no longer on the board.
- d. Fundraising - Shirlee Gribble
 - i. Will be a high priority. Will be adding an extra board meeting to discuss fundraising with the entire board to get out and do some active fundraising.
- e. Community Advisory Committee - Shirlee
 - i. Reached out to Finnen, Eagle Scout. He has all the wood and is ready to assemble and ready to deliver this spring planter boxes in the green house.
 - ii. Navigating Health and Wellness Event on Feb 17 from 11:30am - 1:30 PM

1. Will be in the activity room and is being hosted with HSP, Independent Living Center, HSC, etc. Includes free lunch, living wills, POA's, blood pressure screening, community resources, and flu shots.
- f. Building Committee - Bill Hand and Mike Kennedy
- i. Sarah created a spreadsheet on all the items that need to be fixed from the assessment done by Wisdom and Associates and prioritized the building repairs. Discussed how to fund them.
 - ii. Bill felt it was a productive meeting.
 - iii. Mike Kennedy and Bill Hand attended most of the in-person inspections from Wisdom and Associates, who did a very thorough job assessing the needed repairs. Mike Kennedy said that it turned out better than we expected, and that there is no serious rot or mold underneath the building. Needs some more ventilation and they are mostly bone dry. Some roof issues and leaking stuff when a building is 40 years old and hasn't had routine maintenance.
 - iv. There have been some issues recently with a sprinkler that froze and some of the units flooded. And an elevator issue, and some other emergency type things that are being resolved or have been resolved. Some of that stuff will need to be addressed so we can do more preventative maintenance.
 - v. If we stay on top of the maintenance that we know about that would be high priority, we can prevent future costly repairs. Mike Kennedy estimates repairs costs will only be \$500,000 or so from the inspection list.
- g. Gaming Committee – Shirlie Gribble
- i. We did have some monies and the money from gaming is being used for repairs.

16. Comments from the Public

- a. A member asked about the mortgage payment. Shirlie responded and said it's with the attorney who is going through the original mortgage document from 1996 and making sure it's a legal debt due to the way debt repayment was structured. We have not heard back from the attorney who is assessing our liability on the debt, and once we do we will address it then.
- b. Discussion that Paul Seaton during the last meeting suggested he could reach out to his contact with the legislature to see if they could offer a remedy.

- c. A member who lives across the street in independent housing, an issue from three years ago that is persisting today. Related to City Ordinance 1801. Homer township noise ordinance. Noise is defined as sound disturbance of any kind. The noise ordinance says 10pm - 6am. There is no unnecessary noise. The snow operator that plows. It's plowing at any time of the early morning that he wants too. One time last year he plowed at 10:30 PM. Concerned if he has a contract with us and that he addresses that. He is doing things that are not necessary. We don't need to plow one inch of snow. HSC will reach out to our plowing vendor and make sure plowing occurs during reasonable hours.
- d. Rita Turner, not yet a member, but will be. Approached by a board member to be on the board. She's interested in joining the board.
 - i. History in Homer goes back to 1977. One thing she is good at is fundraising, not interested in treasuring issues. Member of the Homer Chamber of Commerce. Served on the Board of KBBI twice. Served on the board of Pier One Theatre.

17. Comments of the Board of Directors

- a. None

18. Moment of Silence

- a. None

19. Executive Sessions

- a. None

20. Adjournment

- a. Motion to adjourn- Colleen
- b. Second- Marti
- c. Meeting adjourned at 4:43 PM

Minutes submitted by:

Adi Davis, Director of Operations

Dear Members,

It has truly been an honor to serve you as a member of the Board of Directors for over two years. I am so grateful for the opportunity to be part of an organization that means so much to our community and to the individuals and families it serves.

At this time, I have made the decision to step away from my role on the Board. Life has shifted, and I am finding that my family, along with other personal and business responsibilities, needs more of my time and presence. While this was not an easy decision, it is the right one for this season of my life. Family must come first.

When I look back on my time on the Board, I feel incredibly proud of what we have accomplished together. So much has changed since I first joined. I have watched the Board grow into an active, engaged, and deeply committed group of people who have given countless hours in service to this organization and its mission to shift to a more positive direction. That evolution has been meaningful to witness, and I believe it has strengthened HSC in important ways.

This organization, and the people it serves, are truly vital to our community. I hope you will continue to support its work, stay involved, and encourage others to do the same. A strong, caring membership is what keeps HSC vibrant and able to meet the needs of our seniors.

Thank you for allowing me the privilege of serving you. I will always carry deep respect and appreciation for this organization and for the community that surrounds it, and I look forward to seeing HSC continue to grow and thrive in the years ahead.

I do intend to stay involved and will continue to work with the Nominating and Membership Committee through May, as well as look for other ways to remain connected and contribute where I can.

With warm regards,
Tiffanie Story