

## **Homer Senior Center**

### **Board Meeting Minutes**

**December 17, 2025**

**I. Call to Order** – 4:00 p.m. by Shirlye Gribble

**II. Quorum Established** –

Present: Shirlye Gribble, Colleen James, Jen Hankins, Bill Hand, Mike Kennedy, Marti Krohn, Tiffanie Story (via Zoom)

Executive Director: Sarah Weideman

**III. Pledge of Allegiance** – Observed

**IV. Approval of Agenda** – Motion by Marti, seconded, approved unanimously

**V. Approval of Minutes** – Motion by Jen, seconded, October minutes approved unanimously

**VI. Public Comments** – None

**VII. Resident Council Minutes** – None

**VIII. Executive Director's Report**

#### **Financials:**

- A building inspection is currently ongoing
- Met with the Alaska Housing Finance Corporation (AHFC) mortgage department regarding existing loans.
  - First loan has been fully paid off.
  - Second loan is approximately \$1.2 million.
  - Third loan is approximately \$500,000.
  - Remaining loans carry a 1.5% interest rate and were income-based, with no payments previously required.
  - Loans are now due, and the organization is not currently able to make payments.
  - Legal counsel is reviewing loan documents for potential options or provisions.
  - It was noted that if the first loan had never gone into default, the remaining loans may have been eligible for forgiveness as a grant.

- CPAs will separate and clearly reflect these loans within the financial statements.
- Management is exploring setting aside liquid funds in a money market account.
- All bills are current and paid.
- The Main Street property loan will continue operating as usual under existing terms and payment structure.

#### **Operations:**

- Staffing is fully staffed at this time, with the exception of one NOC shift position and an open maintenance manager position.

#### **IX. President's Report**

Staff morale at the center has improved due to being fully staffed and staff taking on new leadership roles. There is currently one open board seat, and efforts are underway to fill the vacancy.

#### **X. Treasurer's Report**

Colleen reported that the Treasurer's work is currently in a holding pattern until the 2024 paperwork is completed. Committee meetings are expected to begin in January.

#### **XI. Conflict of Interest – None**

#### **XII. Unfinished Business**

Board members are needed to fill current vacancies.

#### **XIII. New Business**

Shirlie called for a motion to change the regular Board meeting day from the third Wednesday to the third Tuesday of each month. Motion by Jen, seconded. Discussion followed, noting the change is due to Jen's nursing practicum schedule on Wednesdays. The motion passed unanimously.

A motion was made by Mike to accept the resignation of Kolby Bayless. Motion seconded and approved.

#### **XIV. Committee Reports**

##### **A. Finance, Grants & Funding Committee – Colleen James**

No report at this time.

##### **B. Policy Committee – Shirlie Gribble**

No report at this time.

##### **C. Membership & Nominating Committee – Tiffanie Story**

Honora Drew reported that the committee is currently seeking applicants to fill open Board member positions.

##### **D. Fundraising Committee – Shirlie Gribble**

Discussion focused on establishing ongoing fundraising events that could become annual traditions.

##### **E. Community Advisory Committee**

No report at this time.

##### **F. Building Committee – Bill Hand and Michael Kennedy**

Wisdom & Associates is reviewing the buildings. Some water-related issues were noted, along with the need to replace certain roofing shingles and window seals. Overall, the report was not of major concern.

##### **G. Gaming Committee – Shirlie Gribble**

No report at this time.

#### **XV. General Public Comments**

- Paul Seaton shared information on Vitamin D that he distributed at the Rotary Fair. He spoke about the importance of Vitamin D in supporting overall health, including its potential role in reducing breast cancer risk.
- A request was made for the organization to provide a written summary of issues related to AHFC, with Paul Seaton offering to assist in bringing this information forward to the legislature.
- Colleen added that individuals with higher Vitamin D levels appeared to have better outcomes during COVID.
- A member shared concerns regarding communication around the wreath-making event. Their daughter had been interested in attending, but upon arrival found limited signage and learned the event had been canceled. Disappointment was

expressed regarding how event changes and cancellations are communicated to members.

- A member expressed regret over Kolby Bayless's resignation and wished to acknowledge his efforts related to the wreath-making event.
- Additional comments emphasized the need for clearer and more visible signage/notification regarding event changes and cancellations.

**XVI. Board Comments** – None

**XVII. Moment of Silence** – None

**XVIII. Executive Session** – None

**XIX. Adjournment** – Motion to adjourn by Marti, seconded; meeting adjourned at 4:31 p.m.

**Minutes submitted by:**

*Tiffanie Story, Secretary*