

HSC Board Minutes May 19th 2026

- I. Call to Order 4PM by Shirlie Gribble
 - A. Note: Board was unable to open Zoom meeting due to not having login information.
- II. Quorum Established
 - A. Present:
 1. Shirlie Gribble
 2. Colleen James
 3. Jen Hankins
 4. Martie Krohn
 5. Bill Hand
 6. Jane Dunn
 7. Lori Murray
 - B. Absent
 1. Mike Kennedy
 2. Sarah Weideman (Executive Director) Absent
- III. Pledge of Allegiance
- IV. Approval of Agenda
 - A. Approved by: Jen
 - B. Seconded by: Colleen
 - C. Approved by all
- V. Approval of Minutes from April requested by Shirlie
 - A. Approved by- Jane
 - B. Seconded by - Martie
 - C. Approved by all
- VI. Public Comments on Matters already on the Agenda

- VII. Resident Council Minutes

- VIII. Executive Director's Report- absent but sent the following letter

Executive Director Report: Board Meeting

Homer Senior Citizens, Inc.
May 2026

Good evening Board Members, staff, residents, and community members,

First, I would like to thank everyone for their understanding regarding my absence from tonight's meeting. The past several months have been exceptionally demanding as the organization continues extensive financial reconstruction, operational stabilization,

regulatory review, and strategic planning efforts. Unfortunately, I am currently feeling under the weather and felt it was best to step away briefly to recover. I appreciate the continued support, patience, and dedication shown by the Board, staff, volunteers, residents, and community throughout this process.

A more detailed and comprehensive organizational update will be provided during the Annual Membership Meeting on Thursday, including operational progress, financial rebuilding efforts, grant activities, program updates, and future planning initiatives.

At this time, I do want to provide a brief public update regarding the organization's current financial position and ongoing reconstruction efforts.

Homer Senior Citizens, Inc. continues to experience significant cash flow challenges. While the organization has submitted multiple grant applications and funding requests, response timelines remain slow and funding opportunities continue to be highly competitive statewide and nationally. We remain hopeful that several pending applications will move forward soon and provide additional support for organizational stabilization, infrastructure needs, and long-term sustainability efforts.

As part of the FY25 audit preparation and the continued rebuilding of historical financial records, additional discrepancies and previously unrecorded liabilities continue to surface. Through ongoing document recovery efforts, including records obtained from the Alaska Housing Finance Corporation (AHFC), HSC identified a mortgage obligation associated with the Swatzell housing property totaling approximately \$107,800. The loan reportedly carried annual payments of less than \$6,000 over a 20-year period; however, records currently indicate those payments were never properly made or reflected within prior organizational financial statements.

This discovery highlights the depth and complexity of the financial reconstruction still underway and reinforces the importance of the extensive forensic-level review being conducted on historical organizational records. While these findings are difficult, uncovering and properly documenting these obligations is a necessary part of restoring accurate financial reporting, organizational transparency, and long-term financial stability.

We understand that this process can be frustrating and concerning for many stakeholders. However, it is important to recognize that the organization is actively working to identify issues, correct inaccuracies, rebuild documentation, strengthen internal controls, and establish a far more reliable financial foundation moving forward.

We ask for continued patience and understanding as staff, consultants, accountants, auditors, and partner agencies work through years of incomplete and inconsistent records. The work being done now is intended to ensure that HSC can move forward

with greater accountability, transparency, and operational sustainability for the seniors and community members who rely on these services every day.

Thank you again to everyone who continues to support Homer Senior Citizens, Inc. during this challenging but necessary rebuilding process.

Sarah Weideman, MBA

Executive Director

IX. President's report (Shirlie)

A. Membership Meeting May 21st

1. Letters were sent to members to vote.
 - a) You can bring it in or scan to complete the ballot/vote
 - b) Do not mail it
 - c) There is a QR code to scan and vote

B. On-line auction is going on. Please check it out

X. Treasures report: (Colleen)

A. None

XI. conflict of interest (none)

XII. Unfinished/old business

none

XIII. New business

- A. Shirlie requested a motion to certify advisory vote for Global or Northrim Bank for a Line of Credit to meet payroll
 - a. Approved by Martie
 - b. Seconded by Colleen
 - c. Approved by all present
- B. We will need help with the 4th of July Parade Float
 - a. Flat bed trailer that need to be decorated and planed involvement
 - i. Bus isn't currently working and cannot be used in the parade

XIV. Committee Reports

A. Finance (Colleen)

- a. Sarah is working on grants
- b. Continually working on ideas to get more funding
 - i. Big push in the Fall

B. Policy Committee (Shirlie):

- a. New documents have been reviewed and agreed upon for new board members to understand policies and procedures of the board.
 - i. There is a need to re-evaluate the time commitment. Currently meeting every week to respond to crises.

C. Membership and Nominating Committee: (Jen Hankins)

- a. Constantly looking for new board members.
 - i. If interested, please reach out to us

D. Fundraising (Shirlie)

- a. Concert on the Lawn
- b. Did Mother's Day
- c. Will have Father's Day BBQ
- d. Maybe 4th of July BBQ

E. Community Advisory Committee: (Jane)

- 1. Guest speakers/presentations
 - a. Internet safety for vulnerable adults
 - b. Email jdunnhscboard@gmail.com to join that committee

F. Building Committee Bill

Nothing new

G. Gaming

Shirlie is working with Justin Cole at Down East to do Pull Tabs

XV. Comments from the Public

- A. "Thank you"
- B. Praise for the new cook and kitchen staff
- C. What happens with new candidates for board members?
 - a. Shirlie: According to the bylaws, we can do a special meeting and appoint someone
 - i. Likely in June that we will add a new board member
 - ii. Possibly another person but they haven't filled anything out yet.
 - b. With bylaw change, current members cannot stay on for more than a year after their term ends

XVII. Comments from the Board of Directors

- A. Re: the line of credit, Shirlie explained that due to the current debts and because there are grants that were supposed to have in hand but haven't been disbursed by the grantor yet.

B. Jane apologized for not being able to be present at the Membership Meeting. Thanked members for their dedication and support to Homer Seniors.

Next board meeting: June 16th, 2026

B. Executive Session

Board agreed to sell the property on Main Street to reduce debts and to meet the needs of HSC.

Next meeting for the board is: 5/29/2026

Minutes recorded by Jane Dunn