

Board Present: Colleen James, Shirley Gribble, Alana Greear, Janice Todd, Tiffanie Story, Milli Martin, Sharm Setterquist, Mike Jimerson. Sarah Weideman, Exec Director

Zoom: Bryan Zak

Audience: 50+ in attendance, 20+ on zoom

I. Call to Order: President Colleen James, called the meeting to order at 1:30

II. Establishing Quorum: Quorum met

III. Pledge of Allegiance: Fully Respected

IV. Approval of Agenda: Milli moved, Mike seconded. Approved.

V. Approval of minutes: Four (4) amendments noted. Sharm moved, Milli seconded.

Approved with amendments,

VI. Public comments re: matters on the Agenda:

Web Site is Awesome.

Welcome, Sarah.

Would like a virtual tour of units available online.

Thank you for [online] newsletter.

Please move van [conex?] currently in front of D building, put it next to the other one.

Please have clearer directions online for finding the Agenda and Minutes.

Please, more pictures on website. (This will happen when available and consents obtained for the usage of any resident's image.)

Committee Reports:

Finance: Currently no financial information available. Sarah will address this in the ED's report. Elderfest earned \$2000. Thank you to Sharm for covering cost of food and to Grace Ridge Brewery for hosting. Respite Care Room is Ready.

Policy & Quality Assurance: Unable to meet until Bylaws have been rewritten.

Membership & Nominating: Respite Care Room is D2 with Pictures & video online. Fully furnished and ready. Deb Rowzee dealt with Health Fair. Ice Cleats arrived after the Health Fair. Contact the office or Deb? If you would like fee ice cleats.

Fundraising: Prime rib raffle is planned for Xmas season.

Community Advisory: Silent Auction at the Ice Cream Social brought in \$600. Local realtors are interested in sprucing up the planters outside administration building.

Bylaws: Revised bylaws are now on the website. Please review these and contact a board member with comments. (Committee members: Tiffanie, Colleen, Alana, Janice). https://www.homerseniors.org/_files/ugd/27343f_2fe0b7db013b4d5784e0d1f5459a7bed.pdf

Any comments will be taken into consideration for possible revision. Voting by membership will be in December or January. We must provide 30 days for membership to review these.

Gaming: We have requested being added to Lotto Alaska. Waiting for our acceptance. There is the potential of \$500,000/year.

Executive Director's Report

Sarah Weideman gave a detailed summary of her findings on Homer Senior Citizens' Inc status. This presentation is attached as a separate document at the end of the minutes.

Questions from audience after the Executive Director's report:

- 1) Alzheimer Unit Funds: HSC has these funds. A record of the donors to this fund does not exist. If you donated to this fund, please contact the Administration. Due to HSC's financial situation, it would be good if these funds could be diverted to help HSC out of its financial predicament.
- 2) What is the total amount HSC is in the red? Probably over \$1,000,000. Penalty for nonpayment of payroll taxes is 100% plus 8% per day.
- 3) The previous director's estate was served an injunction placing a claim on the estate, related to the payroll tax nonpayment. The financial director was served papers for an injunction to not destroy anything.
- 4) We are no longer using the attorney used by the previous board as he and his partner are retiring.
- 5) What is the Board Responsibility for the payroll taxes? The board may be held liable per the IRS, this is not an HSC decision. There is no coverage for payroll taxes. Our board has no fiduciary coverage.
- 6) How likely is there of a potential closure of HSC? This is unlikely. HSC is an essential fixture in the community. We are investing in a partnership with South Peninsula Hospital. They ordered a med cart for our staff which will be delivered this week. We are also working to partner with Hospice for training and partner with other agencies to get through the current situation.
- 7) LPN coverage: We are working to have our direct care providers overseen by an RN.
- 8) Grievances have been filed with the Ombudsman for several years with no results. Is there evidence of any collusion? Sarah had a three-hour meeting with the Ombudsman in Anchorage. They are working through the complaints.
- 9) Medicaid billing: Medicaid was not being kept up to date. By the finance department. Submissions have now been done by another staff member.
- 10) Does HSC have funds for daily operations and for paying off vendors not paid? Sarah is working on paying off outstanding accounting. Critical ones have been the City of Homer, HEA and Enstar.
- 11) What is happening to the property on Main Street? It is vacant. We are unable to move forward on any development of this property until our financials are known. First, we need to improve all Independent Housing units that are substandard. We will apply for USDA and other grants to do this.
- 12) How far back will the Forensic Audit go? First the audit will cover the past 18 months to get us current for reporting HSC's taxes that are due the first part of 2025. After that we will go back further.

President's Report

Votes: Three pole votes were held since the 16 October Board Meeting:

- 1) 20 Oct 2024: a required fire drill was held. Staff were unable to assist all residents out in the time required by the fire marshal. A motion was made and seconded to authorize Sarah to implement emergency changes. A poll vote was held to authorize this action and passed: 7 yes, 1 nay and 1 abstention. This allowed Sarah to lay off one employee and hire two much needed CNAs.
- 2) 21 Oct 2024: Sarah requested the authorization to accept John Ptacin of Sedor Wendlandt Evans and Fillipi to represent HSCInc in the dispute of payroll tax nonpayment. The Poll vote was 8 Agree, 1 no response.
- 3) 30 October 2024: A special Meeting was held in the conference room. The agenda topic was the hiring of Sarah Weideman as Executive Director. Shirley Gribble made a motion. Milli Martin Seconded. Discussion was called for.

Bryan Zac called for a person-to-person vote. The motion carried with a unanimous 'yes' vote.

Alana made a motion to certify the votes done outside the Board's normal meetings. Seconded by Janice. Motion carried.

Strategic Plan: The Mission, Vision, Culture and Tagline statements were presented to the board and members present.

Recent Grants: A pass-through grant from the State of Alaska was received for the Adult Daycare Services (ADS) or Friendship Terrace. We will try to market it more to get more participants, which will increase the amount we receive.

Sharm moved for adjournment. Shirley seconded.
Meeting adjourned at 3:40.

The next meeting will be 11 December 2024 at 1:30

Respectfully submitted,

Janice Todd.
Secretary to Homer Senior Citizens Inc.

Attached:
Executive Report
Assisted Living Resident Report.