

PACIFIC COMMUNITIES HEALTH DISTRICT (PCHD)
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, February 17, 2026

PRESENT: Aimee Thompson, Vice Chairperson
David Long, MD, Secretary
Lola Jones, Member
Matt Updenkelder, Member

ALSO, PRESENT: Karla Clem, Dir. PCHD Foundation
Ryan Combs, COO Coast
Jon Conner, Dir. Facilities
Jennifer Kimberlain, CAH VP of Patient Care Services
Derek Neff, Facilitator/Recorder
Lesley Ogden, CEO Coast
Kathryn Doksum, District Finance Manager

CALLED TO ORDER: Aimee Thompson, Vice Chairperson, called the regular monthly meeting of the Board of Directors to order at 4:01 p.m.

CONFIRMATION OF AGENDA ITEMS: Aimee Thompson, Vice Chairperson, requested an edit to the agenda to update language from Elected to Appointed. Lola also asked for some time at next months meeting under Board Items.

APPROVAL OF MINUTES: The regular Board meeting minutes for December 16, 2025, were reviewed with no requested changes.

Aimee Thompson, Vice Chairperson, requested a motion to approve the December 16, 2025, regular Board meeting minutes as corrected by Carrie. Lola Jones moved to approve the December 16, 2025 regular Board meeting minutes as corrected by Carrie. David Long, MD seconded. Motion carried by unanimous voice vote.

The regular Board meeting minutes for January 20, 2026 were reviewed and had a couple of corrections from Carrie Connelly. On the first page under Report from Legal Counsel, it was made clear that the Board will let Carrie know if they want her to attend or not. It wasn't that she was unable to attend, she just didn't need to speak on anything. Another change was on page 2 under the Construction/Facilities/Water Resiliency Update, Carrie had not yet received the signed document and Jon forwarded those along to Carrie on January 23, 2026.

Aimee Thompson, Vice Chairperson, asked if there were any additional edits and asked for a vote. Motion carried by unanimous voice vote.

INVITATION FOR CITIZEN COMMENTS: There were no citizens present at the meeting.

NOMINATION OF ELECTED BOARD OF OFFICERS: Matt Updenkelder was sworn into Position 2 for the remaining term that expires June 30, 2029.

FINANCIAL REPORTS: Kathryn Doksum discussed the financial report for January. There were 5 checks in total and there was not anything unusual in the checks.

On the Balance Sheet, total assets \$75,273,931, total liabilities \$45,888,141, total net position \$29,385,789 with the total liabilities and net position of \$75,273,931.

Kathryn went through the Income Statement for the General Fund. Total Net Revenue for January is \$97,720 and the Net Operating Income is \$92,973.

Kathryn discussed the Debt Service Fund. Net Revenue was \$161,858 with Total Expenses at \$142,531 for a Net Income of \$19,327.

Aimee Thompson, Vice Chairperson, requested a motion to approve the January Financial Report. David Long, MD, moved to approve the January Financial Report. Lola Jones seconded. Motion carried by unanimous voice vote.

REPORT FROM LEGAL COUNSEL: Carrie did not attend, there wasn't anything that needed to be consulted on.

CONSTRUCTION/FACILITIES/WATER RESILIENCY UPDATE: Jon went through the Housing project update. They had a meeting with the neighbors on February 11, and it went really well. Most of the comments were around paving on the street. The neighbor along the north property line would like their site drainage into our storm drainage. Jon said it is something that they will look into as they start exposing everything and if it can be done pretty cheaply it could hopefully be tied in. A few neighbors expressed interest in paving their driveways and we can help coordinate with that since everything will be out there at the same time, Property owner would need to contract directly with the subcontractor.

Jon went through the costs for the project up until this point. The total cost includes the architect, general contractor base bid, the civil engineer with an added design and a design amendment, the Geotech, survey, construction administration, the PUD to bring the power to the site, special testing for compaction and framing, city permits, and a mailbox. The three unknowns are fiber, FFE and contingency. The total so far is \$3,327,187.

Matt asked if Jon has the contacts needed for fiber and where the project is. Jon is working with Rhonda and she is also helping with the Pharmacy project. The housing project site is to the north of the hospital right across the street.

The water project should have the invitation to bid package back from water systems back Thursday for review. Then next week Jon will meet with our attorney from Davis Wright Tremaine.

Jon also updated the group on the Pharmacy project. There is a contract with Verdantas for the civil work. There have been a couple of user group meetings to get the floor plan finalized. It was identified this morning that freestanding shelving would be needed in the pharmacy. Jon was going to touch base with the casework manufacturer to get that going. Jon is also going to visit the North Lincoln pharmacy and look at it because we want to match the look of that pharmacy in Newport.

Jon then went through the site plan for the Pharmacy. Matt asked if the city approved of an additional outlet. Jon said that they did approve of that. The city's biggest concern is traffic queueing, so this meets the requirements of the newly adopted plans. Jon was asked about the timeline and he said he was comfortable saying the end of November. If everything goes well maybe a month ahead of that. The Pharmacy is manufactured off site and then brought in. It is the same company that built the modular building for the clinic building in Lincoln City. Jon did say they are going to do the hard siding versus the T111. He also said that there has been approval for the ENT building reroofing.

Aimee asked if there were comments back for the Water Resiliency Project. Jon said they heard back in January and those were all the comments from them. He said they were all minor things like adding a couple of air relief valve on some water lines.

HOSPITAL UPDATE: Dr. Ogden went through the Hospital update.

February 17, 2026

CMS is now moving towards a pilot program for Medicare prior authorizations. This is something we have been lucky enough to avoid with traditional Medicare. Medicare Advantage has had some problem with prior authorizations to the point where insurance companies are refusing payment or delay payment. CMS is dealing with that. The pilot program is going to trial through six states and Oregon is not one, but Washington is one.

Dr. Ogden discussed the 340B rebate pilot. There was hope that the compromise proposal to extend the tax credits will still happen, but that hope is all but gone as of last week. The Senate GOP proposal was not well received by Democrats and compromise discussions almost stopped. The Congressional Budget Office says that at least 4 million people will drop their ACA coverage. Dr. Long asked if they knew how this would affect the State of Oregon. Dr. Ogden said that we are unsure since most of the numbers are broad and not specific by state.

Dr. Ogden has been appointed to the Hospital Association of Oregon's Small and Rural Hospital Committee. This is an exciting opportunity and gives a unique opportunity to advocate and affect policy for small and rural hospitals. Marty did sit on this board in the past.

There has been a lot of collaboration with OCCC at their Career and Technical Education event for high schoolers interested in healthcare. The Learning & Development team will be interacting with OCCC nursing students to celebrate nurses. Samaritan is a sponsor of OCCC Pearls of Wisdom fundraising event coming up on March 14.

We had a wonderful visit with MultiCare executives Bill Robertson and Florence Chang as they toured the coastal hospitals and met with employees and this group.

Some highlights of the CEO Report included:

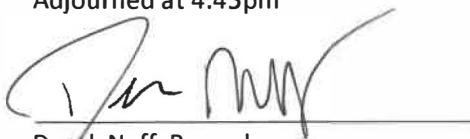
- The Occupancy rate was 65.4%, above the budgeted 63.4%
- The left with out being seen number is back down to 2% where we want to see it.
- Primary and Specialty Care both came in above budget.
- December was a strong month with net income of \$2.7 million to the \$1.4 million budget.

Matt asked about the STARS van. Kathryn said that it would be the best approach for the Board to donate the van directly to the STARS program instead of the North Lincoln Hospital Foundation.

Matt Updenkelder motioned to amend the previously approved motion for the STARS van from the December minutes and donate the van directly to the STARS program.

Lola wants to add a meeting norms bullet under Board Items and to use Boardvantage to share and distribute the files.

Adjourned at 4:45pm



Derek Neff, Recorder
PACIFIC COMMUNITIES HEALTH DISTRICT



David Long, MD, Secretary
PACIFIC COMMUNITIES HEALTH DISTRICT