

PACIFIC COMMUNITIES HEALTH DISTRICT (PCHD)
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, April 21, 2026

PRESENT: Chris Carlson, Chair
Aimee Thompson, Vice Chairperson
Matt Updenkelder, Member

ALSO, PRESENT: Lesley Ogden, CEO Coast
Karla Clem, Dir. PCHD Foundation
Ryan Combs, COO Coast
Sarah Cole, Director of Nursing Services
Derek Neff, Facilitator/Recorder
Kathryn Doksum, District Finance Manager
Jon Conner, Dr. Facilities
Holly Stanley, Senior Financial Analyst

CALLED TO ORDER: Chris Carlson, Chairperson, called the regular monthly meeting of the Board of Directors to order at 4:00 p.m.

CONFIRMATION OF AGENDA ITEMS: Kathryn Doksum wants to discuss authorized signers on the bank account. Chris Carlson also noted that there will not be a report from Legal Counsel.

APPROVAL OF MINUTES: The regular Board meeting minutes for March 17, 2026, were reviewed with no requested changes.

Chris Carlson, Chairperson, requested a motion to approve the March 17, 2026, regular Board meeting minutes. Matt Updenkelder moved to approve the March 17, 2026, regular Board meeting minutes. Aimee Thompson seconded. Motion carried by unanimous voice vote.

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

HOSPITAL UPDATE/FOUNDATION UPDATE: Dr. Lesley Ogden went through the Hospital Update and highlighted the following:

- The Letter from the CEO highlighted the coastal housing projects at both sites that will benefit employees from both SPCH and SNLH.
- Land around SNLH was donated to Habitat for Humanity that will have nine homes on it for Samaritan employees.
- STARS staffing has been a struggle. The applicants have had issues with background checks. Temporary employees will be hired to help get STARS up and running.
- The Transfer Center has been an area of focus. Traditionally the transfers have been made by calling the House Supervisors at each hospital. It has since moved into a call center where there are a few people who are helping facilitate transfers between the facilities. MultiCare has a strong Transfer Center, and we have sent some staff up to see their process. Today, MultiCare came and looked at the coastal hospitals and toured the facilities. This is going to be a game-changing initiative for the coastal hospitals.

Karla Clem went through the Good Samaritan Regional Medical Center update. GSRMC is looking to renovate the fourth floor to help accommodate more rooms and beds. In 2025, over 500 patients were transferred outside of SHS

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due to needing higher level of care and lack of capacity. This project will add 12 additional beds for post-partum care and an additional 13 beds Med Surg beds that can expand to 21 semi-private rooms. This project is \$14 million with a philanthropic goal of \$5 million.

FINANCIAL REPORTS: Kathryn Doksum discussed the financial report for March 2026. There were 6 checks in total and there was not anything other than the normal monthly invoices paid.

On the Balance Sheet, total assets \$74,876,551, total liabilities \$46,024,436, total net position \$28,852,115 with the total liabilities and net position of \$74,876,551. Kathryn called out the balance in the checking and savings accounts for the Debt Service Fund. There's \$3,199,613 in the accounts, but the bond invoice is due on May 29th. It has already been scheduled for payment and that will empty out the Bond account at the end of May.

Kathryn went through the Income Statement for the General Fund. Total Net Revenue for March is \$88,578 and the Total Expenses are a credit of \$102,914. This gives an operating profit of \$191,492. After depreciation of \$354,408, there's a loss of \$162,016. Kathryn talked about the credit in expenses this month being due to the FEMA project and the grant received for the project. The consulting fees for the project were reimbursed with the grant money, and those were expensed in prior years.

Kathryn discussed the Debt Service Fund. Net Revenue was \$148,241 with Total Expenses at \$142,531 for a Net Income of \$5,711.

Chris Carlson, Chairperson, requested a motion to approve the March Financial Report. Aimee Thompson moved to approve the March Financial Report. Matt Updenkelder seconded. Motion carried by unanimous voice vote.

BUDGET TIMELINE & BUDGET DIRECTOR NOMINATION: Kathryn went through the budget timeline and the appointment of a Budget Officer.

Aimee Thompson moved to appoint Kathryn Doksum as the Budget Officer and approve the Budget Calendar. Matt Updenkelder seconded. Motion carried by unanimous voice vote.

AUTHORIZED SIGNERS ON BANK ACCOUNT: Kathryn let the group know that there are two people on the District's Bank accounts that are no longer members of the board and new members that are not yet authorized signers. The group decided to update the authorized signer list.

Matt Updenkelder motioned that the bank accounts are updated to reflect the current members of the board. Aimee Thompson seconded. Motion carried by unanimous voice vote.

ADMIN FEES & STRUCTURE REVIEW: Dr. Lesley Ogden discussed the increase in administrative fees that the SPCH team provides. For as long as Kathryn and Dr. Ogden have been here, the fee has been \$2,100. Dr. Ogden proposed \$6,000 for administrative fees and \$8,000 additional per month for the FEMA grant related projects. The \$8,000 charge will go away as soon as the Water Resiliency Project is complete. Dr. Ogden talked about the need for more support as we move forward with FEMA as well as the single audit. The single audit is separate from the regular audit.

Matt asked about the construction timeline where the \$8,000 a month would be applicable. Jon is anticipating 12 months for the project to be complete.

Aimee asked about the administrative fee and how long it has been since it was last raised. Dr. Ogden said it hasn't happened since she has been here.

Matt asked where this number came from and if that cost could be broken down. The group will put that together and

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bring it back to the Board. There was additional discussion about getting the rest of the group in attendance to approve of the increase in fees. Matt brought up that Samaritan has been working through the Water Resiliency Project and wanted to make sure Samaritan is getting paid for the work being put in now. Aimee suggested retroactively applying the fees after the group discusses it again next month.

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

CONSTRUCTION/FACILITIES/WATER RESILIENCY UPDATE: Jon gave an update on the housing project. The walls are forming up this week. There has been one change order for the window color. There is another proposed change order for about \$2,800. CenturyLink has a big cable that runs east to west across the property line. It took a while to get in contact with the CenturyLink team, but they suggested either going through them or get a back truck and dropping that line down on our own. That is Jon's recommendation and the group agreed.

There was conversation about furnishing apartments. The group decided that three of the units would be furnished and 3 would be unfurnished. The furnishings will include everything that would be included in an Airbnb. Towels, washcloths, linens, furniture, plates, etc.


Jon then discussed the Water Tank project. There has been water systems consulting. Phase one has been completed, which is design and Jon has received the construction documents. Phase two is getting construction administration services from the engineer. Jon contacted OEM, but they do not allow single source. So, Jon is now creating a RFP that adheres to all of the code and federal regulations and a contract.

Jon then talked through the Pharmacy project. A purchase agreement with Pacific Mobile is being signed. Once that is complete, that will start the process of the engineering drawings which can be given to the civil engineer to complete on their end and then he can give that work to the civil contractor to get a bid, building permits and all of that. Jon said that we are on track for it to be delivered by mid-to-late October. Dr. Ogden added that we are hiring staff for the Pharmacy from Safeway. They will come directly to us once Safeway closes and then they will be trained in our other pharmacies.

BOARD ITEMS: The group expressed an interest in changing the meeting time. Derek will send out a survey for potential meeting time change.

Adjourned at 5:32pm


Derek Neff, Recorder
PACIFIC COMMUNITIES HEALTH DISTRICT


David Long, MD, Secretary
PACIFIC COMMUNITIES HEALTH DISTRICT

