Public Hospital District 3 of Pacific County
Ocean Beach Health
BOARD OF COMMISSIONERS MEETING
May 20, 2025

AGENDA	DISUSSION / CONCLUSION	RECOMMENDATIONS / ACTION / FOLLOW-UP
CALL TO ORDER	The Public Hospital District 3 of Pacific County Board of Commissioners Meeting was called to order May 20, 2025, at 4:00pm by Ariel Smith. **Commissioner's present:** Nancy Gorshe, Chairperson Ariel Smith, Secretary, Commissioner Madeline Matson, Commissioner Sandy Stonebreaker, Commissioner Elise Chayet, Commissioner **Also, Present** Merry-Ann Keane, CEO Eric Volk, CFO Wiplfi (Zoom) Brenda Sharkey, CNO Tammie Jefferies, Chief of Staff Christine Bighaus, Sr. Director Quality Compliance Officer Carol Zahorsky, Sr. Director of Communications and Community Engagement **Absent:** Dr. Weaver, Chief of Medical Staff Guest: Zosia Stanley, WSHA	
CONENT AGENDA Agenda May Leadership Communication	Nancy announced there will be an Executive Session at the end of the board meeting.	A motion to approve the Consent Agenda Sandra Stonebreaker; Ariel Smith seconded. The motion passed by unanimous vote.

Board Education	Education: Zosia Stanley, WSHA update on difficult discharge & legislative state and federal level.	
Board Calendar	Board Meeting Schedule: Meetings will be held via Zoom and In-Person Ad-Hoc Bond Funds Utilization – June 5, 2025 Foundation Meeting – 6/11/2025 Environment of Care – Tuesday 6/17/2025 Quality Committee – Wednesday, 6/18/25 Strategic Planning Committee – 6/16/25 Finance Committee – 6/20/25 – will be included with the Board meeting Board Meeting - 5/20/2025 at 4:00pm	
Medical Staff	Dr. Weaver was unable to attend due to the board meeting happening earlier in the day.	
Quality Report	Quality Report: Elise recapped the quality meeting. Brenda gave an update on DOH survey – the survey was CMS and State combined. There are some opportunities that were takeaways. There were 9 tags from the fire marshal and 11 from DOH. They were very impressed with the staff and didn't find any outdates.	
Foundation	Carol gave a brief update:: rebranding has happened and the donor recognition is progressing – they are looking at new wall donor board. Golf Tournament is scheduled for August 1st. The OBH Foundation partnered with Ladies Night Out I May and it was overwhelming received by a full house of attendees. The scholarships have been decided and they will be delivered to five local students. Their next focus will be on women's and children's services.	
EOC Report	Sandy referred to the report. There were no findings during the regular inspections. The Biomed was done except in Naselle. The fire drills were done and passed. There will be two staff members attending a FEMA training course in August, Surf rescue drill is planned for May 12th.	
Strategic Planning	Nancy shared they met with Providence. Providence opened their clinic in Warrenton recently. There has been an application made for a PACE grant.	
Projects Sub Committee	No meeting in May.	
Finance Report April	Eric Volk presented the March Finance report. April Vouchers: 64914 thru 65257 Total Distribution Accounts Payable $1,438,186.84 General Account – including ACH Transactions & Wires 6006 thru 6007 Net Wages including direct deposit transactions $1,948,636.98 **Total: $3,386,823.82**	A motion to approve the April vouchers was made by Elise Chayet; Ariel Smith seconded. The motion passed by unanimous vote.

	March Operating Margin -13.5% Total Margin -6.3% Unrestricted days cash on hand: 107 Inpatient Admissions: 26 Inpatient Length of Stay: 9.7 Swing Bed Admits: 4 Swing Bed Length of Stay: Acute Patient Days: 120 Swing Bed Patient Days: 25 Days in Net A/R Days: 67 Debt Service Coverage: .94 Net accounts receivable increased by $537k. Net Accounts receivable decreased approximately $92k. Non-depreciable capital assets increased by $60,000 as supplies are purchased for the various construction projects. Accured payroll increased $147,000 due to increased days in the payroll accrual. Accounts payable decreased due to timing of the check run. Net patient revenue was 14% below budget for the onth of March. Net 340B Pharmacy activity had a positive variance of $108K for the month of April. Total operating revenue missed budget by $318k for the April. Gross revenue $6.312 million Net revenue: $2.999 million Operating Revenue: $3.004 million Total operating expenses was above budget by 2%, total non-operating revenue had a negative variance of 3% and total decrease in net position of ($189,000) for the of April. Operating Exp: $3.206 million Op Loss: ($516,000) Non Operating Revenue: $(16,000) Net position: ($533,000) Bond Projects:	

	OBHMC BOND PROJECTS (5/12/2025)

	TARGET COMPLETE DATE	ESTIMATED COST (NO TAX) (BID SIGNED)	COMMITED /INVOICED/ PAID	TAXES @8.2% (BASED ON COST)	JUL AUG SEP 2024: Q-3	OCT NOV DEC 2024: Q-4	JAN FEB MAR 2025: Q-1	APR MAY JUN 2025: Q-2	JUL AUG SEP 2025: Q-3	OCT NOV DEC 2025: Q-4
1 LAB EXPANSION	2025-Q3	$ 529,339	$ 25,786	$ 43,406					NEW	
STATUS: PHASE 1 DRAIN ISSUE RESOLVED - TAKE OVER CURRENT "MICRO" SPACE IN PHASE 1 - MOVE "MICR O" TO CONF. D; FACILITIES SETTING UP CONF. D;										
2 NURSING STATION / PHARM EXPANSION	2025-Q3	$ 1,223,467	$ 226,467	$ 100,324					NEW	
STATUS: DOH & L&I APPROVAL IN-HAND; "ORCAA CLEAN AIR" CERT. ACQUIRED - ON TIME; PHASE 1 IN FULL SWING; SORTING OUT ISSUE OVER 6" BASE OVER PRF PANELS;										
3 ILWACO CLINIC EXPANSION W/EXPRESS CARE	2026-Q3	$ 6,000,000	$ 122,098	$ 492,000						
STATUS: BA MEETINGS CONTINUE (WK 8 of 8 for DD); DEMO PERMITS PENDING; NEED CT SITE STORA GE PLAN; USE WIRKALA; NEED CALL W/ PROVIDER SUPPORT STAFF FOR INPUT ON EXAM/PROC. R										
4 OR MODERNIZATION/AIR HANDLERS	TBD	$ 2,250,000	$ 244,340	$ 184,500						
STATUS: L&B - DEAL SIGNED - NO $ UNTIL RECIEPT; PLANS BEING PREPARED FOR PRICING and DOH TA CALL; COST LIKELY TO EXCEED $3MM (TEMP UNIT BACK ON OPTION LIST - CBA UNDERWAY)										
5 KITCHEN REMODEL	TBD	$ 146,392	$ 146,392	$ 12,004	ON-HOLD					
STATUS: CODE ISSUES RESOLVED; COST NOW INCLUDES HOOD, EQUIPMENT, SIEMENS, RED HAWK and FORD INVOICES										
6 MRI (ROOM ADDITION ONLY)	TBD	ON-HOLD			ON-HOLD					
STATUS: PROJECT ON-HOLD PENDING FUNDING AVAILABILITY; JYC MEDICAL OFFERED A 2020 MODEL GE SIGNA ARTIST FOR $849K (MMS ASK); SVH INSTALLING A FREE.MAX IN A PCD & ARBOR HEALTH										

SUB-TOTAL (BOND FUNDS COMMITTED)		$ 10,149,198	(A)
OTHER FUNDS (MT/OBHF) - $12K + FROM OBHF		$ 422,000	(B)
BOND INTEREST (THRU 5/2025) - ESTIMATED		$ 534,014	(C)
TOTAL FUNDS AVAILABLE W/$10MM		$ 10,956,014	(B+C+$10MM)=D
NET FUNDS AVAILABLE LESS COMMITTED		$ 806,816	(D-A)
TOTAL TAXES ON COMMITTED FUNDS	$ 832,234		
CONTINGENCY FUND (5% OF ORIGINAL BOND)		$ 500,000	
BOND FUNDS (UNCOMMITTED/CONTINGENCY)		$ 306,816	

KEY: IN DEVELOPMENT; PARTIALLY UNDERWAY; AT DOH FOR REVIEW; GC WORK STARTED; EXPECTED FINISH DATE

(CUTAWAY VIEW)

OTHER: 1) Nurse Call System Update @$191K + TAX; 2) Door Badge System (900 MHZ); 3) Chiller Status Update; 4) LED Lighting Project - OOP Cost/Rebates; 5) DOH Technical Assistance - OR/HVAC (Pending) as is Packet to go to DOH and GC's ... 6) CT Building Replacement Plans (Big Slab and Shed ?); 7) DOH SURVEY NEEDS ???

@ - BEST OPTION APPEARS TO BE A NORTH AND SOUTH ADDITION TO THE PENTHOUSE WHERE NEW AH'S WOULD BE INSTALLED

OTHER NOTES:

A) $ 765,083.04 <== PAY OBHMC BACK FROM BOND FUNDS
B) GENERATOR CONSOLIDATION - CASE OUT, GENERAC OUT - NEW 500 KW UNIT IN W/ COVER (DIESEL)
C) WA. STATE $ REQUESTS ... a) FILE ROOM ORGANIZATION ($19,800) & b) Services Expansion ($1.65MM); c) Rep. Walsh HVAC ($-?) | |
CEO Report	Merry-Ann updated on the bond projects: Lab is currently under construction. There have been 3 change orders one of them being to add a crawl space to trench in the plumbing. Nurses Station and Pharmacy are expected to be done by end of August. There have been two change orders for this project: nurses manager office and the mixing room. The Express Care design is almost complete and we will have it by Thursday. The Patient Family community meeting is scheduled for June. Provider Update: Dr. Belknap resigned May 8th. A letter has been written and will be mailed out by the end of this week. They are beginning to look for locums for hospitalist and clinic coverage. Mission, Values, Vision: Merry-Ann talked about in the SLT training they had with Franklin Covey on 4 Essential Roles of Leadership – it was talked about our Mission, Values and how there is no Vision Statement. The Culture Club have their own value and vision and it was agreed upon to create one that will encompass the Culture and the District. Merry-Ann asked for approval of the board to create a committee to create a Vision and to work with the frontline staff.	
Public Participation	Nancy opened the meeting up to public participation. No discussion.	
Executive Session	At 2:03pm Nancy called an executive session according to RCW 42.30.110 – discussion on	

	legal Risk and Compliance. The Executive session ended at 2:15pm and returned to the general session.	
Adjournment	Nancy asked for a motion to adjourn the general meeting; Elise Chayet made a motion; Madeline Matson seconded; all were in favor. Meeting adjourned at 2:15pm	

Submitted and signed by: Tammie Jefferies, Executive Assistant 5.20.2025