Public Hospital District 3 of Pacific County
Ocean Beach Health
BOARD OF COMMISSIONERS MEETING
June 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 June 20, 2025, at 4:00pm by Nancy Gorshe. **Commissioner's present:** Nancy Gorshe, Chairperson Ariel Smith, Secretary, Commissioner Madeline Matson, Commissioner Sandy Stonebreaker, Commissioner Elise Chayet, Commissioner (Zoom) **Also, Present** Merry-Ann Keane, CEO Eric Volk, CFO Wiplfi (Zoom) Brenda Sharkey, CNO Tammie Jefferies, Chief of Staff Terry Smith, Finance Committee Community Member (Zoom) **Absent:** Dr. Weaver, Chief of Medical Staff Guest: Clayton Boulder Associates	
CONENT AGENDA Agenda June Leadership Communication	Nancy announced there will be an Executive Session at the end of the board meeting.	A motion to approve the Consent Agenda Madeline Matson; Sandra Stonebreaker seconded. The motion

		passed by unanimous vote.
Board Education	Education: Clayton with Boulder Associates presented the architect renderings of the Clinic remodel.	
Board Calendar	Board Meeting Schedule: Meetings will be held via Zoom and In-Person Ad-Hoc Bond Funds Utilization – No meeting in July Foundation Meeting – 6/9/2025 Environment of Care – Tuesday 7/15/2025 Quality Committee – Wednesday, 7/16/2025 Strategic Planning Committee – 7/17/2025 Finance Committee – 7/17/2025 Board Meeting - 7/24/2025 at 4:00pm	
Medical Staff	Dr. Weaver was unable to attend due to the board meeting scheduled for a different day. Credentialing: Dr. James Bruce – Emergency Medicine. Reappointment	A motion to approve the reappointment was made by Ariel Smith; Sandra Stonebreaker seconded. The motion passed by unanimous vote.
Quality Report	Quality Report: Elise gave a recap of May and June Quality Meetings. There were 26 policies approved. The waiver in the OR for the sprinklers was not accepted. There was a discussion on MyChart. Brenda updated on the CMS/DOH survey: DOH accepted the plan of correction. Christine meets with the managers each week to stay on task.	
Foundation	Golf Tournament: August 1st. They are planning their online auction for September 8th thru 21st. They are currently working on a donor recognition policy.	
EOC Report	Sandy referred to the report.	
Strategic Planning	Nancy reported that Providence opened their clinic in Warrenton recently. There has been an application made for a PACE grant.	
Projects Sub Committee	There will be no meeting in July.	
Finance Report May	Eric Volk presented the May Finance report. May Vouchers: 65258 thru 65589 Total Distribution Accounts Payable $1,707,997.57 General Account – including ACH Transactions & Wires 6008 thru 6010 & 1060 Net Wages including direct deposit transactions $2,719,002.79 **Total: $4,427,000.36**	A motion to approve the May vouchers was made by Ariel Smith; Madeline Matson seconded. The motion passed by unanimous vote.

	May Operating Margin -23.3% Total Margin -14.3% Unrestricted days cash on hand: 96 Inpatient Admissions: 21 Inpatient Length of Stay: 3.8 Swing Bed Admits: 1 Swing Bed Length of Stay: 6.92 Acute Patient Days: 146 Swing Bed Patient Days: 6 Days in Net A/R Days: 66 Debt Service Coverage: .41 Cash decreased by $817k. Net accounts receivable decreased by $34k. Non-depreciable capital assets increased by $64as supplies are purchased for the various construction projects. Accured payroll decreased $630k due to increased days in the payroll accrual. Accounts payable increased due to timing of the check run. Net patient revenue was 12% below budget for the onth of March. Net 340B Pharmacy activity had a positive variance of $32K for the month of April. Total operating revenue missed budget by $433k for the May. Gross revenue $5.875 million Net revenue: $2.778 million Operating Revenue: $2.832 million Total operating expenses was above budget by 9%, total non-operating revenue had a positive variance of 8% and total decrease in net position of ($439,000) for the of May. Operating Exp: $2.974 million Op Loss: ($657k) Non Operating Revenue: $$220k Net position: $78k There was a discussion on Medicaid and patient census and what the future will look like. Ariel Smith asked what is in the supply increase. Eric will look into it and get back to her. Bond Projects:	

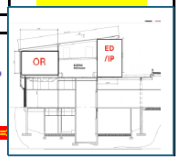
	OBHMC BOND PROJECTS (7/1/2025)

		TARGET COMPLETE DATE	ESTIMATED COST (NO TAX) (BID	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	$ 43,650	$ 43,406						
	STATUS: PHASE 1 PLUMBING COMPLETE- TRENCHES FILLED W/ CONCRETE; VENT INSTALLED VIA DAVE'S OFFCE; ADDING AUTOMATIC (HALLWAY) DOOR PER STAFF REQUEST; PHASE 2 STARTING __/__/__										
2	NURSING STATION / PHARM EXPANSION	2025-Q3	$ 1,223,467	$ 226,467	$ 100,324						
	STATUS: PHASE 1 COMPLETE; PHASE 2 COdNT'T AND ABATEMENT DONE; NEG. PRESSURE ROOM OK); SHIFTED TO SOUTH END PATIENT ROOMS; PHARMACY MOVE A PIVOTAL MILESTONE;										
3	ILWACO CLINIC EXPANSION W/EXPRESS CARE	2026-Q3	$ 6,000,000	$ 122,098	$ 492,000						
	STATUS: UPDATED DD PLANS COMPLETE; CLINIC LOBBY & MAIN LOBBY PLANS ON EASELS; SOIL BEARING CAPACITY REPORT PENDING; CONSTRUCTION DOCUMENTS BEGUN; BA REPORT OUT TO BOARD ???;										
4	OR MODERNIZATION/AIR HANDLERS	TBD	$ 3,000,000	$ 244,340	$ 246,000						
	STATUS: FOCUS IN OR/AH2; NEDZIB/TOTAL MECH. MTNG. 6/20; SPEND LIMIT - $3MM; AH1 IN A PHASE 2 IF FUNDING AN ISSUE; OR SPRINKLERS WEEK OF7/28 or 8/4 (DR. W. ON PTO) - PERMIT BEING PULLED;										
5	KITCHEN REMODEL	TBD	$ 146,392	$ 146,392	$ 12,004	========== ON-HOLD ==========					
	STATUS: WORKING ON FINAL DOH SIGN-OFF										
6	MRI (ROOM ADDITION ONLY)	TBD	ON-HOLD			========== ON-HOLD ==========					
	STATUS: PROJECT ON-HOLD PENDING FUNDING AVAILABILITY; KEEPING AN EYE OUT FOR "GOLD SEAL" (GE'S REFURB LABEL) TYPE UNIT										

SUB-TOTAL (BOND FUNDS COMMITTED)	$ 10,899,198	(A)	
OTHER FUNDS (MT/OBHF) - $12K + FROM OBHF	$ 422,000	(B)	
BOND INTEREST (THRU 5/2025) - ESTIMATED	$ 533,014	(C)	<= ESTIMATED
TOTAL FUNDS AVAILABLE W/$10MM	$ 10,955,014	(B+C+$10MM)=D	
NET FUNDS AVAILABLE LESS COMMITTED	$ 55,816	(D-A)	
TOTAL TAXES ON COMMITTED FUNDS ==========			$ 893,734
CONTINGENCY FUND (5% OF ORIGINAL BOND)	$ 500,000		
BOND FUNDS (UNCOMMITTED CONTINGENCY)	$ (444,184)		
	$ 55,816		

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

(CUTAWAY VIEW)



OTHER: 1) Door Badge System (900 MHZ) - RESTARTED PROECT; 2) Fire Door Project (DOH) - underway; 4) DOH Technical Assistance - OR/HVAC (Pending) as is Packet to go to DOH and GC's ... 5) CT Building Clear Out - Ramp Install !!!; 6) DOH SURVEY NEEDS - CB/GS/LC; 7) Generator Room Doors - underway; 8) LOBBY RE-PAINT BY SEB.(Quote Refresh - ~$14K)

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

CEO Report	Merry-Ann updated on the bond projects: Lab and Nurses/Pharmacy is going brilliantly. There was no clinical input so there are some change orders. OR Handlers, a different architect came in and evaluated and said we would not need to build a new penthouse. Merry-Ann shared that part of the strategic plan is customer service. The next training will be held in October. All the leaders will be attending a 2 day workshop. Merry-Ann invited the board to attend if time allows. CEO Evaluation Mid-year Review: Merry-Ann shared the accomplishments she has done since she has been here. She is reviewing third party contracts. The strategic plan has mostly turned yellow and some green. Merry-Ann shared the Organizational Assessment that was done in early May. Some of the red that is shown in the report has turned yellow; the provider's engagement has turned yellow; Merry-Ann is having ongoing meetings with Dr. Weaver and Dr. Fabiano. The provider and medical staff meetings have been more productive, and human resources are working on a more streamlined comprehensive onboarding program.	
Public Participation	Nancy opened the meeting up to public participation. No discussion.	
Executive Session	At 5:33pm Nancy called an executive session according to RCW 42.30.110 – discussion on Property. The Executive session ended at 6:06pm and returned to the regular session.	

	Action from Executive Session: The board of commissioners made a motion for a Proforma 3-5 years on potential business for board review.	
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 6:10pm	

Submitted and signed by: Tammie Jefferies, Chief of Staff 6.20.2025