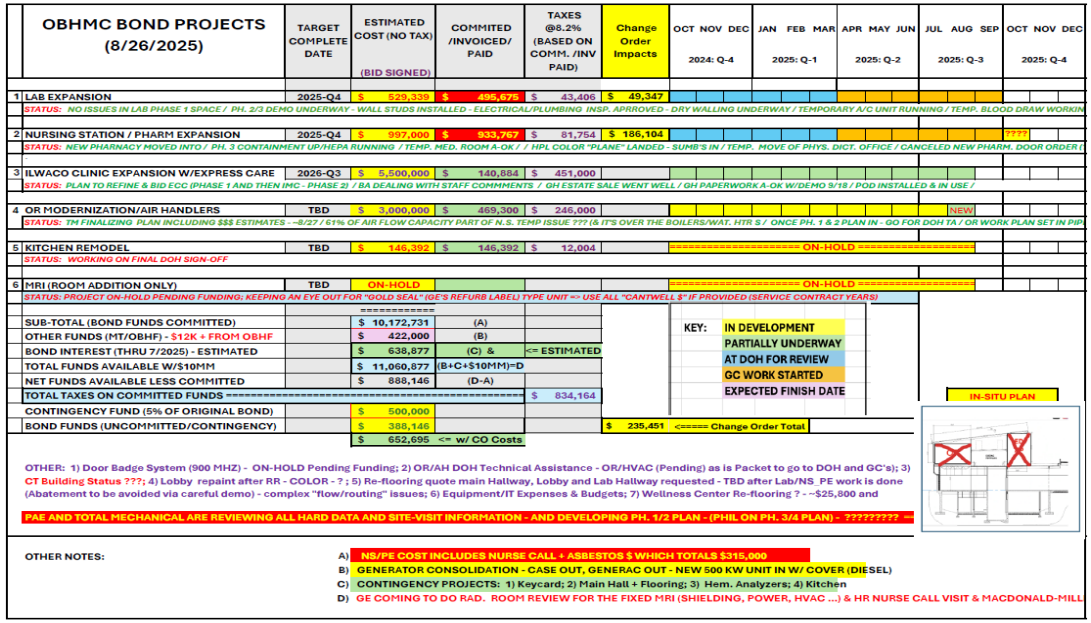
Public Hospital District 3 of Pacific County
Ocean Beach Health
BOARD OF COMMISSIONERS MEETING
August 28, 2025

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 August 28, 2025, at 4:00pm by Ariel Smith. Commissioner's present: Nancy Gorshe, Chairperson (Zoom) Ariel Smith, Secretary, Commissioner (Zoom) Sandy Stonebreaker, Commissioner Elise Chayet, Commissioner (Zoom) Madeline Matson, Commissioner (Zoom) Also, Present Merry-Ann Keane, CEO Eric Volk, CFO Wiplfi (Zoom) Brenda Sharkey, CNO Tammie Jefferies, Chief of Staff Dr. Weaver, Chief of Medical Staff	
CONENT AGENDA Agenda August Leadership Communication	Ariel announced there will be an Executive Session at the end of the board meeting.	A motion to approve the Consent Agenda Sandra Stonebreaker; Elise Chayet seconded. The motion passed by unanimous vote.
Board Report	Board compensation agreement	
Board Calendar	Board Meeting Schedule: Meetings will be held via Zoom and In-Person Ad-Hoc Bond Funds Utilization – 9/4/25 Foundation Meeting – 9/10/25 Environment of Care – Tuesday 9/16/25	

	Quality Committee – Wednesday, 9/24/25 Strategic Planning Committee – 9/18/25 Finance Committee – 9/18/25 Board Meeting - 9/25/25 at 4:00pm	
Medical Staff	Medical Staff recommends the following for appointment / reappointment: o Mr. Colt Sawyer, Family Medicine Hospitalist o Dr. Akashdeep Sandhu, Internal Medicine – Hospitalist o Dr. Sandra De Mars, Locum Hospitalist	A motion to approve the appointments was made by Ariel Smith; Sandra Stonebreaker seconded. The motion passed by unanimous vote.
Quality Report	Quality Report: Elise gave a brief recap of the August Quality Meeting. They are continuing to report on progress of the metrics – we are not meeting our goals and will report next meeting.	
Foundation	Carol referred to the report that was sent out. Reminder, the online auction will begin on 9/8 and the live auction will be held on 9/16 at Ilwaco Cider Company.	
EOC Report	Sandy referred to the report.	
Strategic Planning	Review in CEO report	
Projects Sub Committee	Reviewed in CEO report	
Finance Report July	Eric Volk presented the July Finance report. July Vouchers: 65887 thru 66061 Total Distribution Accounts Payable $1,885,202.65 General Account – including ACH Transactions & Wires 6015 thru 6016 Net Wages including direct deposit transactions $2,048,698.18 Total: $3,933,900.83 July Operating Margin 1.1% Total Margin 6.2% Unrestricted days cash on hand: 100 Inpatient Admissions: 19 Inpatient Length of Stay: 1.84 Swing Bed Admits: 3 Swing Bed Length of Stay: 2.44 Acute Patient Days: 1.07 Swing Bed Patient Days: 6 Days in Net A/R Days: 53	A motion to approve the June vouchers was made by Elise Chayet; Sandra Stonebreaker seconded. The motion passed by unanimous vote.

	Debt Service Coverage: .34 Cash increased by $206k. Net accounts receivable decreased by $257k. Non-depreciable capital assets increased by $514k due to bond projects are purchased for the various construction projects. Accured payroll increased $139k due to increased days in the payroll accrual and timing of payroll. Accounts payable increased due to timing of the check run. Accrued interst decreased as interet payments were due on the bonds. Net patient revenue was 3% above budget for the onth of July. Net 340B Pharmacy activity had a positive variance of $223K for the month of July. Total operating revenue missed budget by $328k for the July. Gross revenue $6.166 million Net revenue: $2.974 million Operating Revenue: $3.008 million Total operating expenses was above budget by 3%, total non-operating revenue had a positive variance of 4% and total decrease in net position of ($231,000) for the month of June. Operating Exp: $3.231 million Op Loss: ($222k) Non Operating Revenue: $221k Net position: $696k Bond Projects:	



OBHMC BOND PROJECTS (8/26/2025)	TARGET COMPLETE DATE	ESTIMATED COST (NO TAX) (BID SIGNED)	COMMITED /INVOICED/ PAID	TAXES @8.2% (BASED ON COMM. /INV PAID)	Change Order Impacts	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-Q4	$ 529,339	$ 495,675	$ 43,406	$ 49,347					
STATUS: NO ISSUES IN LAB PHASE 1 SPACE / PH. 2/3 DEMO UNDERWAY - WALL STUDS INSTALLED - ELECTRICAL/PLUMBING INSP. APPROVED - DRY WALLING UNDERWAY / TEMPORARY A/C UNIT RUNNING / TEMP. BLOOD DRAW WORKIN										
2 NURSING STATION / PHARM EXPANSION	2025-Q4	$ 997,000	$ 933,767	$ 81,754	$ 186,104					????
STATUS: NEW PHARNACY MOVED INTO / PH. 3 CONTAINMENT UP/HEPA RUNNING / TEMP. MED. ROOM A-OK / / HPL COLOR "PLANE" LANDED - SUMB'S IN / TEMP. MOVE OF PHYS. DICT. OFFICE / CANCELED NEW PHARM. DOOR ORDER										
3 ILWACO CLINIC EXPANSION W/EXPRESS CARE	2026-Q3	$ 5,500,000	$ 140,884	$ 451,000						
STATUS: PLAN TO REFINE & BID ECC (PHASE 1 AND THEN IMC - PHASE 2) / BA DEALING WITH STAFF COMMMENTS / GH ESTATE SALE WENT WELL / GH PAPERWORK A-OK W/DEMO 9/18 / POD INSTALLED & IN USE /										
4 OR MODERNIZATION/AIR HANDLERS	TBD	$ 3,000,000	$ 469,300	$ 246,000					NEW	
STATUS: TM FINALIZING PLAN INCLUDING $$$ ESTIMATES - ~8/27 / 61% OF AIR FLOW CAPACITY PART OF N.S. TEMP ISSUE ??? (& IT'S OVER THE BOILERS/WAT. HTR S / ONCE PH. 1 & 2 PLAN IN - GO FOR DOH TA / OR WORK PLAN SET IN PIP										
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; KEEPING AN EYE OUT FOR "GOLD SEAL" (GE'S REFURB LABEL) TYPE UNIT => USE ALL "CANTWELL $" IF PROVIDED (SERVICE CONTRACT YEARS)										

SUB-TOTAL (BOND FUNDS COMMITTED)	$ 10,172,731	(A)	
OTHER FUNDS (MT/OBHF) - $12K + FROM OBHF	$ 422,000	(B)	
BOND INTEREST (THRU 7/2025) - ESTIMATED	$ 638,877	(C) &	<= ESTIMATED
TOTAL FUNDS AVAILABLE W/$10MM	$ 11,060,877	(B+C+$10MM)=D	
NET FUNDS AVAILABLE LESS COMMITTED	$ 888,146	(D-A)	
TOTAL TAXES ON COMMITTED FUNDS			$ 834,164
CONTINGENCY FUND (5% OF ORIGINAL BOND)	$ 500,000		
BOND FUNDS (UNCOMMITTED/CONTINGENCY)	$ 388,146		$ 235,451 <===== Change Order Total
	$ 652,695	<= w/ CO Costs	

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

IN-SITU PLAN

OTHER: 1) Door Badge System (900 MHZ) - ON-HOLD Pending Funding; 2) OR/AH DOH Technical Assistance - OR/HVAC (Pending) as is Packet to go to DOH and GC's); 3) CT Building Status ???; 4) Lobby repaint after RR - COLOR - ? ; 5) Re-flooring quote main Hallway, Lobby and Lab Hallway requested - TBD after Lab/NS_PE work is done (Abatement to be avoided via careful demo) - complex "flow/routing" issues; 6) Equipment/IT Expenses & Budgets; 7) Wellness Center Re-flooring ? - ~$25,800 and

PAE AND TOTAL MECHANICAL ARE REVIEWING ALL HARD DATA AND SITE-VISIT INFORMATION - AND DEVELOPING PH. 1/2 PLAN - (PHIL ON PH. 3/4 PLAN) - ????????? --

OTHER NOTES:

A) NS/PE COST INCLUDES NURSE CALL + ASBESTOS $ WHICH TOTALS $315,000
B) GENERATOR CONSOLIDATION - CASE OUT, GENERAC OUT - NEW 500 KW UNIT IN W/ COVER (DIESEL)
C) CONTINGENCY PROJECTS: 1) Keycard; 2) Main Hall + Flooring; 3) Hem. Analyzers; 4) Kitchen
D) GE COMING TO DO RAD. ROOM REVIEW FOR THE FIXED MRI (SHIELDING, POWER, HVAC ...) & HR NURSE CALL VISIT & MACDONALD-MILL

CEO Report	It has been another busy month for OBH. We had our busiest month in the ED in recent memory! The team is working hard to live the Mission while preparing for our future and trying to understand the new fiscal reality that awaits healthcare. **Financials**: For the first time this fiscal year OBH has seen a positive operational margin! We have been able to add to cash reserves of $250K! The Materials project is moving forward, and significant cost savings are anticipated by the conclusion of the project. Third party contracts remain under review and changes are in process. The AOC has been notified of the withdrawal by OBH for 2026; the penalty for early termination will be ~$40K. As a reminder OBH paid out ~$170K in penalties to the AOC last year. **Staff Experience**: The managers have met with their staff about staff experience results and plans have been created, based on those results, and submitted to HR. This directly supports our strategic initiative. Medical Executive bootcamp is scheduled for November; three of our providers are scheduled to attend. **Patient Experience**: Customer service huddles continue with each department to continue focusing on patient experience. 7 Habits of Highly Effective People have been scheduled for October for all District leaders as well as those that will be District trainers. **Bond Projects**: Pharmacy has moved to their new space we will begin phase 3 on September 2nd with abatement. The Lab expansion is in its final phase to be completed by October. The Express	

	Care project will see a demolition sale at the grey house on the weekend of August 22/23, with demolition of the house on August 26th. Groundbreaking for the clinic project will be this fall. The MRI project may receive a grant of ~$850K thanks to Senator Cantwell who has championed the project in the appropriations committee. We will need to await the passage of the bill to see if the funds make their way to OBH. **Governmental Affairs:** Rural CEOs from across the state have been working with WSHA to draft language for the State to assist in preparation of the application for the Rural Transformation Project Fund, recently approved in HR-1. The letter was sent the week of August 18th. The application to access the funds has not yet been released and receipt of funds is not guaranteed.	
Public Participation	Ariel opened the meeting up to public participation. No discussion.	
Executive Session	At 4:22pm Ariel called an executive session according to RCW 42.30.110 – discussion on Property. The Executive session ended at 4:58pm and returned to the regular session.	No action taken
Adjournment	Ariel asked for a motion to adjourn the general meeting; Elise Chayet made a motion; Madeline Matson seconded; all were in favor. Meeting adjourned at 4:58pm	

Submitted and signed by: Tammie Jefferies, Chief of Staff 8.28.2025