Public Hospital District 3 of Pacific County
Ocean Beach Health
BOARD OF COMMISSIONERS MEETING
April 23, 2026

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 April 23, 2026, at 4:01pm by Nancy Gorshe. Commissioner's present: Nancy Gorshe, Chairperson Ariel Smith, Secretary, Commissioner (Zoom) Elise Chayet, Commissioner Madeline Matson, Commissioner Sandy Stonebreaker, Commissioner Also, Present Merry-Ann Keane, CEO Brenda Sharkey, CNO Eric Volk, CFO - Wipfli Tammie Jefferies, Chief of Staff Brendan Burns, Sr. Director of Clinics Christine Bighaus, Sr. Director of Risk Compliance Carol Zahorsky, Sr. Director of Community Engagement (Zoom) Sanjula Singh, Controller Terri Morris, HIM/IT Manager	
Comments from Citizens and Guests	No comments	
CONENT AGENDA Agenda April Leadership OBH		A motion to approve the Consent Agenda Sandra Stonebreaker; Elise Chayet seconded. The motion passed by unanimous vote.

Foundation		
OBH Foundation	Sally Macy, OBH Foundation President presented a MOU on behalf of the foundation for Donor Naming Opportunities for Long Beach Clinic. This Memorandum of Understanding constitutes a formal working agreement between Ocean Beach Health (OBH) and the Ocean Beach Health Foundation (OBHF) as approved by their respective governance boards.	A motion to approve the MOU was made by Madeline Matson; Elise Chayet seconded. The motion passed unanimously.
Board Education	7 Habits – Habit 3: Stacey Brown Merry-Ann talked about the Nutritional Guidelines that is now being implemented.	A motion to approve the Bylaws was made by Ariel Smith; Elise Chayet seconded. The motion passed by unanimous vote.
Board Calendar	Board Meeting Schedule: Meetings will be held via Zoom and In-Person Capital Projects Committee – 4/2/26 2:30pm Foundation Meeting – 4/8/26 Environment of Care – 4/21/26 2:00PM Quality Committee – 4/15/26 12:00PM Strategic Planning Committee – 4/16/26 Finance Committee – 4/16/26 Government Relations Committee – 4/16/26 Board Meeting - 4/23/26 at 4:00PM	
Medical Staff	Medical Staff – Dr. Weaver reported medical staff discussed the new scheduling, recruitment,	A motion to approve the Appointments / Reappointments was made by Sandy Stonebreaker; Madeline Matson seconded. The motion passed by unanimous vote.
Quality Report	Quality Report: Elise shared the committee reviewed and approved policies. They looked at the Quality Metrics dashboard.	
Foundation	Madeline reported on the Employee Campaign – Derby will be May 1st thru May 14th	

EOC Report	Sandy reported they did their regular monthly testing. Working on getting the new boiler installed. Projects are ongoing.	
Strategic Planning	Nancy reported they reviewed the employee engagement survey. There were several mentions about board involvement. Nancy will send an email explaining board roles, Merry-Ann will send a letter from the CEO desk. Discussion about the board having roundtables – this is to be determined.	
Capital Projects Committee	Elise reported: they reviewed the project's spreadsheet.	
Finance Report March	Eric Volk presented the March Finance report. Resolution 2026-03 Surplus March Vouchers: 68019 thru 68252 Total Distribution Accounts Payable $1,389,272.79 General Account – including ACH Transactions & Wires 6030 &6032 Net Wages including direct deposit transactions $2,009,381.49 Total: $3,398,654.28 February Operating Margin -3.0% Total Margin -1.9% Unrestricted days cash on hand: 82 Inpatient Admissions: 21 Inpatient Length of Stay: 3.58 Swing Bed Admits: 3 Swing Bed Length of Stay: 1.47 Acute Patient Days: 104 Swing Bed Patient Days: 0 Days in Net A/R Days: 71 Debt Service Coverage: .53 Inpatient Revenue: $580,851 YTD: $1,040,066 Outpatient Revenue: $4,911,404 YTD: $8,973,922 Clinic Revenue: $406,578YTD: 830,244 Charity Care: $56,163 YTD: $02,623	A motion to approve Resolution 2026-03 was made by Sandy Stonebreaker; Elise Chayet seconded. The motion passed by unanimous vote. A motion to approve the March vouchers was made by Madeline Matson; Ariel Smith seconded. The motion passed by unanimous vote.

Cash decreased by $(195k). Net accounts receivable increased by $733k Non-depreciable capital assets decreased by $1.023 million as projects were placed into service. $1.282 million – Nurse Station/Pharmacy Project placed into service. Accured payroll increased $396k due to increased days in the payroll accrual and timing of payroll. AP increase slightly due to timing of check run. Net patient revenue was better than budget by $162k for the month of March.

Gross Revenue: $5.592 million

Net Revenue: $2.936 million

Operating Revenue $3.028 million

Total operating expenses was over budget by $117k for the month of March. Total increase in net positionof $70k for the month of March.

Op Exp: $3.539 million

Op Income: $(511)k

Non-Op Rev: $1k

Net Position: $(314)k

Asset Description	Useful Life	Department	2026	2027	Notes
MRI	5-7 years	Radiology	750,000		Net of 850k grant
Clinic - Long Beach	10 years	Clinic - Long Beach	500,000		
Switch Upgrade/Replacement	10 years	IT	50,000		Previous estimate was $500,000 total
Chemical Analyzer	5-7 years	Radiology	250,000		
CT Scanner	5-7 years	Radiology	250,000		Most likely need this in 2026
Endo Drying Cabinet	8 years	Surgery	18,563		
Hospital New Signage	10 years	Marketing	5,000		5 locations over 5yrs
			1,823,563		
Previous			2,023,563		
Savings			200,000		
March CIP					
March Bond			135,977		
Long Beach Clinic			143,213		
Total			**279,190**		

			Project#	Bond Project	Signed BID Pre-Tax	Initial Estimated Cost Pre Tax	Change Order	Initial Est plus (Change Order & Equip)	Tax @ 8.2% in Estimated Cost	Other Planning & Consulting Cost	Final Total Estimated Cost with Tax	Project Status
		1	1003	Lab Expansion	Yes	443,959.00	148,194.00	642,153.00	52,656.55	160,000.00	**854,809.55**	**Complete**
		2	1005	Nurse Station/Pharm	Yes	682,000.00	210,961.00	1,123,961.00	92,164.80	190,000.00	**1,406,125.80**	**Complete**
		3A	1001	Ilwaco Express Care Clinic	Pending	3,900,000.00		3,900,000.00	319,800.00		**4,219,800.00**	
		3B	1001	Ilwaco Clinic Renovation	Pending	1,600,000.00		1,600,000.00	131,200.00		**1,731,200.00**	
		4A	1006	OBH HVAC -Air Handlers	Yes	1,087,000.00		1,087,000.00	89,134.00	120,000.00	**1,296,134.00**	**In Progress**
		4B	1006	OR Modernization	Pending	1,000,000.00		1,000,000.00	82,000.00	100,000.00	**1,182,000.00**	
		5	1002	Kitchen Remodel				96,000.00			**96,000.00**	
		6	1004	MRI Room Prep						16,300.00	**16,300.00**	
				General Expansion Consulting						33,900.00	**33,900.00**	
						8,712,959.00	**359,155.00**	**9,449,114.00**	**766,955.35**	**620,200.00**	**10,836,269.35**	

Bond Funding	**10,000,000.00**
Deposit to District's Debt Service (initial cost)	**4,726.25**
Bond Interest 03/31/26	**867,027.71**
Total Bond Fund	**10,871,753.96**
Murdock Trust	**350,000.00**
OBH Foundation	**70,000.00**
Total Funds	**11,291,753.96**
Estimated Cost - Pre tax	**9,449,114.00**
Net Funds Available Pre-tax	**1,842,639.96**
Estimated cost with tax	**10,836,269.35**
Net Funds Available with tax	**455,484.61**

Project#	Bond Project	Signed BID Pre-Tax	Vendor	In Line 5% Retainage Held	Invoices Paid with Tax	Total In Line	All Other Vendors Invoice Paid	Commited/Invoice Paid
1003	Lab Expansion	Yes	In Line Commercial	29,811.54	610,898.01	640,709.55	214,502.10	855,211.65
1005	Nurse Station/Pharm	Yes	In Line Commercial	44,648.05	921,535.75	966,183.80	440,046.00	1,406,229.80
1001	Ilwaco Clinic Expansion	Pending					864,320.68	864,320.68
1002	Kitchen Remodel						97,037.20	97,037.20
1004	MRI Room & Equipment	Pending					19,202.50	19,202.50
1006	OBH HVAC -Air Handlers	Yes					252,258.85	252,258.85
1006	OR Modernization	Pending			7,701.31	7,701.31	254,231.83	261,933.14
				74,459.59	**1,540,135.07**	**1,614,594.66**	**2,141,599.16**	**3,756,193.82**

Project Paid Invoice 04/08/2026	**3,756,193.82**
Net Bond Funds Available after Inv Pmt	**7,115,560.14**

Bond Projects	Bond Projects: There were 4 bids for the Ilwaco Clinic / Express Care project. HVAC – there are weekly meetings. Still waiting on DOH approval. OR Modernization is on hold until HAC is started. Long Beach Clinic should be open in the next couple of week. Capital: Centerlogic did an assessment of the switches upgrade. The cost comes in at $50,000. This is way less than the previous company we were using.	
CEO Report	The groundbreaking of the long-awaited Express Care project took place on April 10th. The Board, community members, elected officials and their representatives were in attendance. This is a milestone to be celebrated by the District! Financials: March continued in a positive financial trajectory of ~$70K. While not yet moving into positive margin YTD, thanks to patient volumes and continued expense management, we are trending in that direction. Staff Experience: Training for 7 Habits, Culture of Safety, and AVADE are all underway. March saw the Culture club celebrating Pi(e) day, and April is gardening month so the Culture club is giving away plant seeds on their decorated bulletin board. Gabie Colburn was selected as OBH's Employee of the Quarter. Patient Experience: The District's second "Lunch and Learn" of the year was held this month. The session on Cardiac Health was led by Dr. Fabiano and was appreciated by those community members that attended. Our next Lunch and Learn	

	is scheduled for June. Bond/Capital Projects: The HVAC project is awaiting DOH approval; we are awaiting the HVACs to be delivered. The Express Care project went out to bid; 4 contractors bid on the project; Boulder and Associates are providing their feedback on most responsible bidder. The Long Beach Clinic phase two construction will be completed by the second week of May. Governmental Affairs: The RHTP funds from WSHA are estimated to be ~$700K, hopefully to be used for major capital equipment. The TRC allocations include access to a credentialing platform; HR Compliance and Readiness Audit, and Healthcare Compliance software. OBH has also been chosen to participate in the Rural Nurse Education Program (RNEP) which will allow for 3 staff members to attend RN training remotely while sponsored and working at OBH. Both allocations from WSHA and the TRC are only for the first funding year.	
Other Reports	None.	
Public Participation	None.	
Adjournment	Nancy Gorshe asked for a motion to adjourn the general meeting; Madeline Matson made a motion; Elise Chayet seconded; all were in favor. Meeting adjourned at 5:16pm	

Submitted and signed by: Tammie Jefferies, Chief of Staff 4.23.2026