

CLATSOP BOARD AGENDA

October 8, 2026

Clatsop Memory Care

12:00 PM

- I. Call to Order
 - A. Roll Call
- II. Consent Agenda
 - A. Agenda Approval
 - B. Approval of September 10, 2026 Board Meeting minutes.
- III. Public Comment
- IV. Clatsop Care Center project-
 - A. Kathleen Stuart update
- V. Administration Reports
 - A. Clatsop Care Center- Kendra Webb
 - B. Clatsop Retirement Village- Latisha Aguilar
 - C. Clatsop Memory Care- Hannah Ross
 - D. Clatsop Care In-Home Services- Debi Martin
 - E. CEO Report— Mark Remley
 - F. Levy Funds- Mark Remley
- VI. Action Items
 - A.
- VII. Discussion:
 - A. Foundation Report
- VIII. Board Member Matters-
- IX. Future Meeting Dates
 - A. November 3, 2026- Election Day! Please go out and vote!
 - B. November 5, 2026- Board Meeting- Clatsop Retirement Village
 - C. December 10, 2026- Board Meeting- Clatsop Retirement Village
- X. Adjourn

CLATSOP BOARD AGENDA
September 10, 2026
Clatsop Retirement Village
12:00 PM

- I. Call to Order:
Mike Aho as acting chair called to order at 12:00 pm.
A. Roll Call by Briana Jackson-Luther

II. Board Members		Management & Staff	
Christian Honl	E	Mark Remley, Aidan Health Services	P
Chuck Meyer	P	Nicole Easley, Aidan Health Services	P
Danielle Glover-Cloutier	P	Jennifer Woolley, Aidan Health Services	P
		Jessica Cassell, Aidan Health Services	P
Linda Crandell	P	Hannah Ross, Administrator CCMC	P
Virginia Hall	P	Kendra Webb, Administrator CCC	P
Mike Aho	P	Latisha Aguilar, Interim Administrator CRV	P
Larry Miller	P	Debi Martin, Administrator In-Home Care	P
Members of the Public		Mike Kerwin, District IT	P
Kathleen Stuart	P	Briana Luther, Marketing and Community Director	P
Mary Nauha	P		
Don Harris	P		
Mike Zingg	P		

III. Consent Agenda

A. Agenda Approval

- a. Mike Aho asked to amend the agenda taking off resolution in section 7, resolution 2027-7 Clatsop care foundation donations

Motion made by Chuck Meyer, seconded by Virginia Hall and voted unanimously.

B. Approval of August 6, 2026 Board Meeting minutes.

Motion made to approve the minutes by Chuck Meyer, seconded by Virginia Hall and voted unanimously.

IV. Public Comment

A. No public comment

V. Clatsop Care Center project-

A. Don Harris & Mike Zingg update.

Don gave update on the construction timelines. Based on the historical weather we could be missing our window of opportunity to do the deep soil and concrete mixing if we don't start early spring 2027. They found that the research on CMGC- Construction manager general contractor significantly approves the timeline. Many State agencies are forced to always take the lowest bid. We look to seek approval to use this CMGC process. When we originally gave the proposals in February, we were unaware of the schedule window for the deep soil concrete. Prime time to pour the pad for the equipment is February and then the soil mix in March/April. Would allow them 4 months for the work to be completed. Then we can begin breaking ground in summer. Phase 1 deep soil mixing. Phase 2 (12:07) Toughness of the site sloping down to a river creates huge environmental impacts, stormwater, the largest issue is unknown of the soil conditions. We have done some very extensive soil work. We have some of the worst soils I have ever encountered. There will be public meetings, then requests for proposals from the contractors. We would then take those bids to a subcommittee to vote on price, quality and approach to design. Each one must define how they are going to engineer and complete it appropriately. It is quite an intense proposal process. Chuck Meyer asked what does the term deep soil mixing mean? Mike Zingg response: Requires a piece of machinery weights about 150,000 pounds, has 4 augers that penetrate the soil and drill columns for the soil and concrete mixture. Mike Aho commented there is very little additional cost. Attorney to look over the contracts and bids. Mike Aho asked if the process could be stopped once started. Mike Zingg stated that as long as the board and the state of Oregon approve there should be no reason to stop. Don Harris provided context around Oregon statutes. Linda Crandall asked Don Harris what the price comparison was from the original method versus the CMGC. Don stated that he believes it will save money and add the feature of a better-quality contractor. Virginia Hall asked how much the overall concrete pour would cost, \$6.5 million, which is part of the \$34 million dollar budget.

- a. Motion made by Danielle Glover-Cloutier to approve Resolution 2027-3 CMGC Proposal. Seconded by Chuck Meyer and voted unanimously.

VI. Kathleen Stuart update

Budget. Things have come out in phases. We have a ton of work left before election day. We did the budget in the spring before the polling. With those results not being as positive as we had hoped. Now we need to take a look at how to get better results in the actual vote. The polls show that we need to educate the public so that they can make an informed decision. It is now our goal to showcase all the years the district has faithfully served its community, and now needs the community's help in continuing to do so with a facility that meets or exceeds state standards. We aim to finalize the budget, possibly get it lower by the next meeting and our goal has always been to follow the research.

Chuck Meyer inquired about how many individuals are treated annually at our rehabilitation center and skilled nursing? Virginia Hall asked if we are doing radio ads? Kathleen reaching out to editorial departments and will follow up. We currently have two potential interview spots and will continue to pursue paid and unpaid. Virginia Hall likes the video and would like to know how we can use the video for different marketing areas as well such as Facebook, YouTube etc. Kathleen Stuart explained the video is a first draft and yes we will have a video and many more marketing tools for those outlets.

- a. Motion made by Chuck Meyer to approve Resolution 2027-4 Public PR Campaign Cost update. Seconded by Danille Glover-Cloutier. Board passes Resolution 5-1 in favor, Mike Aho voted nay.

VII. Administration Reports

See attached reports.

- A. Clatsop Care Center- Kendra Webb (done by Nicole Easley)
 - a. Continuing to do DNS interviews.
 - b. New social services director.
 - c. New front desk and billing assistant.
- B. Clatsop Retirement Village- Jessica Cassell
 - a. Jessica Cassell introduced interim Administrator, Latisha Agulair. Still recruiting for permanent replacement.
 - b. Mike Aho inquired about RN interviews. Two potential candidates. Census of 63, 61 in house, leads to net position of +1.
- C. Clatsop Memory Care- Hannah Ross
 - a. No changes to report.
 - b. Mike Aho inquired about how the staff is taking the change to Teepa Snow. Staff are embracing and has 5 people set to do the championship course.
 - c. Chuck Meyer asked what the current waiting list looks like. 7 people currently and rough estimate on wait time is about three months.
- D. Clatsop Care In-Home Services- Debi Martin
 - a. Getting referrals from Memory care due to waitlist. Moving to Oregon care partners training platform.
 - b. We have gotten several families signing up to be care givers for their families.
- E. CEO Report— Mark Remley

Discussion around Clatsop Retirement Village mortgage loan. We have been looking into a way to eliminate the replacement reserve under the mortgage at CRV. Lument the loan servicers said we don't have quite enough to make that happen. I have inquired if we could infuse enough cash into it that we could then eliminate the replacement reserve. Levy Funds discussion. Audit for this past fiscal year is almost complete, expected by October 31. We wanted to get it done and out of the way to make the request for the bond very clean and crisp now and moving forward once approved.

Outside of the bond discussion. Rules are all changing for memory care and the retirement village. The first draft came out in August, and the final will be done by January 1. Such changes as independent family council in memory care, Spousal live in, how rules are enforced and how communications go to families. Mike Aho requested board education once changes take effect. Please try and reach out to all your community members and educate them.

VIII. Action Items:

- A. Resolution 2027-5 Clatsop Care Center Post Election Building Plan
 - a. Mark Remley discussed the need to formalize what we plan to do with the 16th Street building once the bond passes. Mike Aho commented that selling the building would be best and we need to decide how to apply those funds. Virginia Hall stated she would only want the funds used to buy down the bond.
- B. Motion made by Chuck Meyer for Resolution 2027-5 Clatsop Care Center Post Election

Building Plan. Second, by Virginia Hall. Voted unanimously.

IX. Discussion:

- A. Foundation Update
 - a. See report

X. Board Member Matters-

- A. Linda Crandell thanked Mike Aho for being acting chair. Chuck Meyer inquired about Ann Rubino and her exit from the Retirement Village. Nicole Easley explained about the communication process and HR privacy requirements.

XI. Future Meeting Dates

- A. October 8, 2026- Board Meeting- Clatsop Retirement Village
- B. November 3, 2026- Election Day! Please go out and vote!
- C. November 5, 2026- Board Meeting- Clatsop Retirement Village
- D. December 10, 2026- Board Meeting- Clatsop Retirement Village

XII. Adjourn

Motion made by Linda Crandell to adjourn at 1:08 PM . Seconded by Virginia Hall.

A handwritten signature in black ink, appearing to read "Linda Crandell", is written over the text of the motion.

LONG TERM CARE ACRONYMS AND COMMON PHRASES

1. **SNF**- Skilled Nursing Facility (Short Stay Residents)
2. **ICF**- Intermediate Care Facility (Long Term Stay Residents)
3. **MEDICARE**- Federal Payment System for nursing homes that are designated SNF. Benefit Max is 100 days.
4. **MEDICAID**- State payment system for all levels of care we serve. This is for long term stay residents.
5. **PDPM**- Patient Driven Payment Model- Vehicle for rates to nursing facilities through Medicare.
6. **HMO**- Health Maintenance Organization - Individual contracts for short stay residents in nursing homes. Typically these organizations are managing the medicare money.
7. **CBC**- Community Based Care - This broad term encompasses assisted living facilities, memory care, and adult foster homes.
8. **PPD OR PRD**- Per Patient Day or Per Resident Day - This is used in calculating budgets based on census levels.
9. **DSO**- Days Sales Outstanding - Way of tracking the outstanding accounts receivable.
10. **PROVIDER TAX**- Nursing home tax utilized to drive the reimbursement levels for medicaid by receiving matching federal dollars.
11. **MDS**- Minimum Data Set - Document filled out to show the level of care and services being provided to each resident.
12. **QAPI**- Quality Assurance and Performance Improvement - Used to focus on current issues in facilities in order to provide better outcomes.
13. **CBC QUALITY METRICS**- Similar to QAPI, this is a relatively new program to track CBC quality data and provide a vehicle for this information to the public.
14. **DNS**- Director of Nursing Services - Head of the nursing department
15. **RCM**- Resident Care Manager - Works under the direction of the DNS, manages resident care, follows up with families and other concerns, completes the MDS.
16. **OPI**- Oregon Project Independence - Contract with In-Home services
17. **IJ**- Immediate Jeopardy - High scope and severity citation
18. **EMR**- Electronic Medical Record
19. **2567**- Citation report issued by the state from survey