



P.O. Box 31 | 936 N. Park Ave.
Montrose, Colorado 81402
(970) 249-1412
info@communityoptionsinc.org
CommunityOptionsInc.org

BOARD MEETING AGENDA

Tuesday, February 10, 2026

6:30 PM.

**The Tom Turner Administrative Building,
936 N. Park Ave., Montrose**

BOD: Darcy Arnold, Mary Turner, Mary West, Mike Schottelkotte, Dr. Lou Dwyer, Lorraine Van Gemmert, Jim Jones, Cathy Roberts.

- I. Call to Order
- II. Absences
- III. Minutes
- IV. Public Comment
- V. Executive Director's Report
- VI. Committee Reports
 - A. Finance/Audit Committee
 - B. PR/Fund-Raising Committee
 - C. Governance Committee
 - D. Affordable Housing Project Committee
- VII. Old Business
- VIII. New Business:

Executive Session pursuant to C.R.S. 25.5-10-209 (2)(b)(IV)(B) "Conference with an attorney for the purpose of receiving legal advice on specific legal questions"

Establishment of a standing board committee to be known generally as an "Attorney Relations Committee"
- IX. Announcements
- X. Adjournment

FINANCE/AUDIT COMMITTEE:

The Finance/Audit Committee will meet from 5:30 – 6:30 preceding the regular Board meeting.



BOARD MEETING MINUTES

February 10, 2026

Directors:

Darcy Arnold
Mary Turner
Mary West
Cathy Roberts

Mike Schottelkotte
James Jones
Lorraine Van Gemert
Dr. Lou Dwyer

Staff Present:

Kevin Sowder
Jennifer Pelligra
Tom Turner

Guests: Lucy Noll, Greg Lucero

- I. Call to Order: Meeting called to order at 6:33 P.M. by President, Darcy Arnold. She declared a quorum to conduct business.
- II. Absences: Lorraine Van Gemert.
- III. Public Comment:
- IV. Agenda
 - A. Final minutes from January 2026 meeting were provided prior to meeting for board review. Darcy Arnold asked for any questions, comments, or changes and none were noted. motioned to approve the minutes, seconded by . All in favor, none opposed, motion carried.
 - B. Executive Director's Report submitted respectfully by Jennifer Pelligra, provided as attachment to minutes.
 - C. Committee Reports
 1. Finance/Audit Committee:

The financial statements for December 2025 as presented were reviewed, with emphasis on revenue and expenses. Discussion of nuances of expense lines included: Vehicle purchase to replace van at Park, still running below on staff lines. There is a 204k loss for year, including depreciation line. Kevin is discussing the disclosure of land purchase from 12/16/2025 that needs to include the acknowledgement of the 270k donation piece from Housing Partners, LLC. This will add liability. The organization is continuing to perform better than the budgeted deficit projection. Cash position and investments were reviewed and remain stable and strong. Jim

Jones motioned to approve the December 2025 financial reports as presented and this motion was seconded by Mike Schottlekotte. Financials will be amended after advisement from auditors All in favor, none opposed.

2. PR/Fund-Raising Committee:
No report from ThinkSharp!
Jennifer will attend a reception with Montrose Community Foundation for grant funds received to support day services.
We have received the third cycle of 5k from Rocky Mountain Health Foundation for staff support. The Admin Team will be discussing how best to support staff this year with these funds.
3. Governance Committee:
No update.
4. Affordable Housing Project Committee:
ThinkSharp! and partners are working on a draft press release to announce Land Banking award and project. Stay Tuned.

VII. Old Business:

None

VIII. New Business:

Mike Schottlekotte moved to enter Executive Session with the following motion:

“I hereby move the board of directors of COI to enter executive session pursuant to to C.R.S. 25.5-10-209(2)(b)(IV)(b) for the purpose of receiving advice on specific legal questions from the Agency’s attorney, and for the ancillary purpose of considering the formation of a standing committee to be known as the agency’s ‘Attorney/Client relations committee’ ” this was seconded by Jim Jones.

All in favor, none opposed.

Mike Schottlekotte moved to leave Executive Session at 7:52 P.M., Cathy Roberts seconded. All in favor. None opposed. All still present that entered.

Mike Schottlekotte made the following motion: “Upon the advice of counsel, I move the board of directors of COI to create a standing committee to be known as the agency's "attorney/client relations committee”. Said committee shall have full authority, in consultation with the agency’s attorney, to represent and act on behalf of the board regarding all legal matters that may require binding decisions by the agency and shall promptly report to the full board any and all actions taken in accord with its stated authority.”

The committee is identified as Darcy Arnold, Mike Schottlekotte, Jim Jones, Tom Turner, and Jennifer Pelligra.

IX. Announcements: None

X. Adjournment: Motion to adjourn put forth by Mary Turner, the meeting was adjourned at 7:55 P.M.

Respectfully submitted,
Jennifer Pelligra