



P.O. Box 31 | 936 N. Park Ave.
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BOARD MEETING AGENDA

Tuesday, October 14, 2025

**6:45 PM – Immediately following the Annual Meeting
The Tom Turner Administrative Building,
936 N. Park Ave., Montrose**

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

- I. Call to Order
- II. Absences:
- III. Public Comment:
- IV. Consent Agenda
 - A. Minutes of September 9, 2025 meeting
 - B. Executive Director's Report
 - C. Committee Reports
 - 1. Finance/Audit Committee: Removed from Consent Agenda
 - 2. PR/Fund-Raising Committee
 - 3. Program Committee
 - 4. Sustainability Committee
 - 5. Governance Committee
 - 6. Housing Committee: Removed from Consent Agenda
- V. Discussion Regarding Items Removed from the Consent Agenda
 - Housing Committee Update from meeting
- VI. Old Business:
 - Board recruitment: Visitors Cathy Roberts and Alyssa Pond
- VII. New Business:
- VIII. Announcements
- IX. Adjournment

FINANCE/AUDIT COMMITTEE:

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



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**ANNUAL MEETING AGENDA
TUESDAY, OCTOBER 14, 2025
TOM TURNER ADMINISTRATION BUILDING
936 N. PARK AVE., MONTROSE, CO**

Agenda for 53rd Annual Meeting - 6:30 PM.

- I. Call to Order
- II. Nominating Committee Report:
 - A. Election of Board Members & Officers
- III. Adjournment



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BOARD MEETING MINUTES

October 14, 2025

Directors:

Darcy Arnold
Mary Turner
Mary West
Dr. Lou Dwyer

Mike Schottelkotte
Jim Jones
Lorraine Van Gemert
Cathy Roberts

Staff Present:

Kevin Sowder
Holly Tea
Vanessa Crain

Guests: Greg Lucero, Hannah Max

- I. Call to Order: Meeting called to order at 6:45 PM by President, Darcy Arnold. She declared a quorum to conduct business.
- II. Absences: Lorraine Van Gemert
- III. Public Comment:
- IV. Consent Agenda:
 - A. Minutes Review of the minutes from the September 2025 meeting. Motion made by Mary West to approve the minutes and seconded by Mary Turner. All in favor, none opposed. Motion carried.
 - B. Executive Director's Report: No questions.
 - C. Committee Reports
 1. Program Committee: On hiatus.
 2. Sustainability Committee: On hiatus

Mike Schottelkotte motioned to approve items that were a part of the consent agenda, seconded by Jim Jones. All in favor, none opposed, motion carried.

- V. Discussion regarding items removed from the Consent Agenda
 1. Finance/Audit Committee:

The financial statements for August 2025 were reviewed, with emphasis on the need for a revised budget. Jim Jones moved to approve the Financial Statements as presented, Mike Schottelkotte seconded the motion, all in favor, none opposed, motioned carried. When asked how the cash balance has remained steady in spite of an \$85,000 loss in the first two months of the fiscal year, Kevin explained that EI revenue from FY25 is finally being paid, so Accounts Receivable have decreased by more than \$80,000.

Kevin reported that Hillview, a Group home was closed in August and converted to a Host Home, thereby reducing some personnel expenses.

The YTD loss in the first two months is 71% of the total budgeted loss for the entire year. Board President recommended that a revised budget be prepared that more



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accurately presents the financial situation, given the Medicaid funding cuts. The Board requested that this revised budget be presented for the November meeting. The two CD maturing in October and November will be renewed for one year, locking in the highest rate possible for at least one year.

2. PR/Fund-Raising Committee: Hannah Max reported that she has applied for a \$50,000 grant from the Department of Housing to help with pre-development expenses for the affordable housing project. She is applying to the Boettcher Foundation for \$10,000 to help fund the Neuro-Inclusive design expenses for the affordable housing project. She is also applying to Caring for Colorado for \$80,000.
3. Housing Committee: The purchase of the land for the affordable housing project is in process. A motion was made by Mike Schoettelkotte that Darcy Arnold be the liaison for the COI Board in negotiations, and finalizing the land purchase. Motion was seconded by Jim Jones, all in favor, none opposed, motion carried.

VII. Old Business:

Cathy Roberts was confirmed as a new member at the Annual meeting. Jim Jones was elected as the new Secretary. The remaining slate of Officers are Darcy Arnold-President, Mary Turner-1st VP, Mary West-2nd VP, Laurie Van Gemmert-Interim Treasurer.

Governance and Leadership: a new format of not less than 3 Board members was discussed and considered acceptable. Requirements for the Secretary of State, IRS, CMS and HCPF are met with this number of Board members. It is also acceptable for the President to be the Treasurer. The Secretary cannot hold any other Officer role.

VIII. New Business:

Jennifer Pelligra, Executive Director, is out on medical leave until late November. In her absence, Tom Turner is serving as the “pinch hitter” rather than being confirmed as an Interim Executive Director. The Board discussed ways to support her and her family during her recovery.

Tom Turner reported that Bradford House, a PCA facility, had to be closed due to a mice infestation. Residents were moved to another PCA home. Pest control is nearly complete; traps are no longer catching mice. Restoration could be extensive, and consequently expensive. The Board will discuss options for this property at the next meeting.

IX. Announcements:

None

- X. Adjournment: Motion to adjourn put forth by Cathy Roberts. The meeting was adjourned at 7:57 P.M.

Respectfully submitted,
Darcy Arnold