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BOARD MEETING AGENDA

Tuesday, June 9, 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 Gemert, 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:

   Executive Session pursuant to C.R.S. 25-10-209 (2)(b)(IV)(A) "The purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest."

VIII. New Business

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
JUNE 9, 2026

Directors:

Darcy Arnold
Mary Turner
Mary West
Cathy Roberts
Mike Schottelkotte
James Jones
Lorraine Van Gemert
Dr. Lou Dwyer

Staff Present:

Holly Tea
Kevin Sowder
Jennifer Pelligra
Tom Turner

Guests: Greg Lucero, Lucy Noll.

I. Call to Order: Meeting called to order at 6:30 P.M. by President Darcy Arnold. She declared a quorum to conduct business.

II. Absences: Mary Turner, Mary West, Laurie VanGemert, Lou Dwyer

III. Public Comment: None

IV. Agenda

A. The final minutes of the May 2026 meeting were provided prior to meeting for board review. Darcy asked for any questions, comments, or changes and none were noted. Mike motioned to approve the minutes, Jim seconded by Mike Schottelkotte. All in favor, none opposed, motion carried.

B. Executive Director's Report submitted respectfully by Jennifer Pelligra, provided as attachment to minutes.

Highlighted:
Sponsored Indeed ads have launched and increased applications from 20-25 per month to 138 in one month.
The Accounts Payable position has been filled. We welcome Stacy to the team!
We will be reviewing our insurance proposal with our Flood and Peterson Team next week.

C. Committee Reports

1. Finance/Audit Committee:
   The financial statements for April 2026 as presented were reviewed, with emphasis on revenue and expenses.
   Discussion of nuances of expense lines included:
   Darcy reviewed the correction for the receipt of the CDOT reimbursement grant – the vehicle was purchased in FY25 and the reimbursement was received in FY26.
   A credit was noted from IT purchase that resulted from a return of equipment.
   Property tax at Glencoe was paid. The non-profit use application has been submitted and is pending.
   Fuel has obviously become more costly leading to an increase in that expense line.
   Property taxes on 366 6600 Road were paid
   There was an operational loss of a little over 16k.
   Total gain for the year-to-date is 52k. This includes acknowledgment of a large in-kind donation.
   With the 2% Across the Board Medicaid rate cut we are anticipating a reduction in revenue of ~150k
   We received notice that Colorado Department of Early Childhood will be completing a routine post payment review. All the requested documents have been submitted, and we will await any further direction or follow -up questions.
   CD Investments and Cash Position: CDs are still actively managed and laddered when reinvested. It was directed that strategy continue with the next CD which matures in July 2026. There is ~15k in the holding money market account with Edward Jones. Overall cash is holding steady.
   FY27 budget is in development and will be presented at the July meeting. Expenses are trending upward across all programs, as expected. There was discussion on adjusting health insurance enrollment budget assumptions based on historical enrollment and what data could be used to project enrollment more accurately. The committee was in agreement that they prefer a very solidly conservative approach to the budget projections. It was also noted with the changes in Medicaid eligibility there may be fluctuations to enrollment that are outside of the historical agency plan enrollment.
   Kevin presented the 990 and extended time for questions. None were noted at this time.
   Kevin gave an update on payments from CDEC and noted GAE payments have been much more regular and timelier. CDEC also has been providing guidance on their billing hierarchy. Speech Therapy was higher than anticipated in our budget, however steps have been taken to adjust that line.

   Darcy Arnold made a motion stating “I move to have the board approve the financial statements for May 2026, as presented, upon the recommendation of the finance committee.” A second was called for by Darcy Arnold, and Jim Jones seconded the motion. All in favor, none opposed. Motion carried to approve the April 2026 Financial Statements as presented.

   Darcy Arnold motioned to approve the 990 for calendar year 2024, fiscal year 25, stating “I have found the 990 to be conforming in all regards, based on recommendation of our board president I would move that the Board approve the 990 as presented. Seconded by Mike Schottlekotte. All in favor, none opposed. Motion carries.

2. PR/Fund-Raising Committee: Kudos to Hannah and the team for securing the Caring for Colorado grant for support of the transition program. The funds were awarded as unrestricted to give flexibility to the agency, We will be meeting with Caring for Colorado about their process and expectations in early July.
3. Governance Committee: Darcy stated the committee will reconvene when all are available.
   No update.
4. Affordable Housing Project Committee: No update
5. Litigation Committee: No update

VII. Old Business:
None

VIII. New Business:

At 7:15 P.M., Mike Schottlekotte motioned to enter Executive Session pursuant to C.R.S. 25-10-209 (2)(b)(IV)(A) “The purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest in maters relating to the status of title of the COI property located at 940 N. Ute.” Staff presents were Holly Tea, Tom Turner, Kevin Sowder, and Jennifer Pelligra. All were invited to attend. Jim Jones seconded the motion. All present in favor, none opposed.

Executive session ended at 7:49 PM and all Directors and Staff initially in attendance when session was called remain in attendance. Board resumes regular session. The following motions were made pursuant to the discussions in Executive Session:

Upon return to regular session, Mike Schottelkotte motioned that the Board authorize the sale of COI’s property located at 940 Norh Ute Ave., described as Lot 3 of the North Ute subdivision of the city of Montrose and County of Montrose and for Executive Director Pelligra to offer a price of 40k on the following terms of sale, 33% down payment, balance payable over a period of five years with interest in unpaid balance at 8.5% per annum.
This was seconded by Jim Jones. All in favor, none opposed, motioned carries.

Mike Scottlekotte made a motion to approve Executive Director Pelligra moving forward with authorization to commission the subdivision of Lots 1 and 2 of the property at 940 North Ute Ave., City of Montrose, and County of Montrose from local surveyor, Bullfrog Surveying, following a proposed sketch of the ultimate plat to be provided to the board for final approval as soon as available. It is requested that outline need include only the 'metes and bounds' (dimensions) of the resulting two lots, and a related access corridor, contemplated by the board. Seconded by Cathy Roberts, all in favor, none opposed. Motion carries.

IX. Announcements:

AspenCrest and Park Place have partnered with Dare to Dream, which is an equestrian program in Austin, CO. Folks are absolutely loving it.

If you get a chance to stop by Second Impressions, we are now operating later hours. We will be evaluating the impact after a few months, but so far it seems busy in the afternoons.

Tom attended the memorial service for Ralph and Rita Hilmes.

The new Kiwanis Club is still looking for new members – please pass it on.

Holly Tea has an announcement! Holly shares that she will be retiring after 30 years. Her last day will be July 31st. Jim Jones noted that "we are going to miss you, I cannot believe how much she has done for this agency over many years." Mike Schottlekotte assured her "There is life after occupation" and stated that the pleasure of knowing Holly has been all ours". Holly will attend the July Board meeting.

X. Adjournment: Motion to adjourn put forth by Jim Jones, at 8:17 P.M. The meeting was adjourned.

Respectfully submitted,
Jennifer Pelligra