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BOARD MEETING AGENDA

Tuesday, May 12, 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
- 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 MAY 12, 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: Hannah Max

- I. Call to Order: Meeting called to order at 6:35 P.M. by President Darcy Arnold. She declared a quorum to conduct business.
- II. Absences: Lou Dwyer, Mary West, Cathy Roberts.
- III. Public Comment: None
- IV. Agenda
 - A. The final minutes of the April 2026 meeting were provided prior to meeting for board review. Darcy asked for any questions, comments, or changes and none were noted. Mike Schottelkotte motioned to approve the minutes, seconded by Laurie Van Gemert. 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 March 2026 as presented were reviewed, with emphasis on revenue and expenses.
Discussion of nuances of expense lines included:
The current Parish Oil contract has inconsistent invoicing which leads to monthly expenses not being reflected consistently for fuel use. Alternatives were discussed including programs through Maverick and City Market. Fuel actual year to date is approximately \$7400.00 under budgeted amount.

Personnel costs are approximately 600k under budgeted amount. This is due to continuing and significant vacancies in addition to a conservative budgeting model. The Committee discussed their comfort level with budgeting less conservatively and agreed they preferred the most conservative model that we have used historically.

Leave hours are spiked due to the COI “Spring Holiday” on March 16th.

Legal expenses reflect a 10, 000.00 deductible paid to Bechtel and Santo.

Vehicle expenses reflect a \$10, 195.00 expense for the purchase of a replacement minivan for Park Place.

There was discussed a new, streamlined Finance Committee reporting format to the full Board that will be used and all present were in favor. All Board of Directors members will continue to be provided with full financials the Friday prior to the board meeting. Finance Committee will do a deep dive during their time and then recommend to the full board how to move forward.

There was an update of Audit status, with FY23 audit almost completed, FY24 closed and allocated, and FY25 990 in the works. There may be a risk of missing the filing deadline due to staff capacity issues but it should be no more than a week late.

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

2. PR/Fund-Raising Committee:

Caring for Colorado completed final site visit and it was very successful. 89% of applicants are not funded so reaching this stage is considered a significant achievement. The award pending is 80k/year for two years, with the intent to support the transition program, awarded as General Operating Support.

Application submitted in May 2026 to the Denver Foundation Care Fund in the amount of 20k highlighted the transition programs success and potential expansion, the outcome of this submission is still pending.

Disability Funding Committee Grant that was submitted in March 2026 is also pending.

There is a housing- related grant to support the development and construction of a neuro-inclusive playground on the development property. The space would be adjacent to the CO development but fully accessible and the site partners are fully supportive. These funds, if awarded, will count toward total pre-development dollars for the project.

3. Governance Committee:

No update.

4. Affordable Housing Project Committee:

The team is nearing the completion of a detailed RFQ to go out for bid for development partners.

5. Litigation Committee: The response has been submitted. Scheduling conference is set for June. No further developments.

VII. Old Business:
None

VIII. New Business

At 7:01 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." Staff present were Jennifer Pelligra, Kevin Sowder, and Tom Turner. All were invited to attend.

Jim Jones seconded the motion. All present in favor, none opposed.

Executive session ended at 7:34 PM and all Directors and Staff initially in attendance when session was called remain in attendance. Board resumes regular session.

Upon return to regular session, Mike Schottlekotte motioned that the Board appoint Jennifer to further explore the property matters that were discussed in executive session pertaining to 940 N. Ute and report to the board at next meeting. Motion to approve Jennifer to look into property discussions was seconded by Laurie Van Gemert. All were in favor of the motion, none opposed, motion carries.

IX. Announcements: None

X. Adjournment: Motion to adjourn put forth by Jim Jones, the meeting was adjourned at 7:35 P.M.

Respectfully submitted,
Jennifer Pelligra



Executive Director's Report 12 MAY 2026

Hannah Max and I attend a RMHF “Funding Diversification” webinar. Good information and we received some exercises that could potentially be beneficial for the Board to engage.

We had a site visit from Caring for Colorado Senior Vice-President of Philanthropy, Melaine Bravo. The team did an exceptional job of sharing what we do and the successes of the transition program for which we are seeking funding. We also had an opportunity to discuss the Prop 123 Land Banking and our vision of that project. We had a tour of Park Place and the people who were in attendance gave Melaine a very warm welcome.

We have an updated lease agreement to be used in any rental situation and an addendum for employees living in housing which ties their housing to employment. This gives us some more recourse in the event of allegations or a termination. It was prepared by Ryan Callahan, and he did a great job of walking us through it.

Josh Rael, the Executive Director of Alliance, will be visiting on May 11.

Six major rule changes are being presented to the Medical Services Board on Friday May 8. Our world is changing rapidly and some of these will create administrative burden for providers and our Case Management Agency Partners.

I attended the Montrose County Case Management Agency Community Advisory Committee. They are currently looking for members to the committee with lived experience in Long Term Services and Supports. If anyone is interested or knows of someone who would be a good representative, please let me know and I will share the application link.

The State Budget Long Bill is sitting on Governor Polis’ desk – there are several outlying budget reduction items and programmatic alignment items that are still up in the air (IRSS Rate Alignment, Host Home Bill, PETI). The across the board rate cut of 2% is not anticipated to change.

Staffing challenges continue, but this is a widespread employer problem. Human Resources did interview potential staff for the Prime Workforce Contract, and they are anticipated to start around June 1st.

Below is a linked article from the Colorado Sun about the status of the labor force:

[Colorado’s labor force shrinks again in March to fourth-lowest participation rate since 1976](#)

Community Options has joined Kiwanis with a corporate membership. Kiwanis International has done a push in both Delta and Montrose to kick off clubs again. Delta has had enough members join to organize. At this time there are five Montrose members. They need fifteen to charter. There is a meeting on Wednesday, May 13th at noon at Home Loan State Bank. If anyone would like information, please let me know. Our interest is in The Aktion Club, which is similar to Key Club, but for adults with disabilities. Looks like a great opportunity for us to support people in services giving back to their community and learning about partnerships.

I continue to serve on the Direct Care Workforce Stabilization Board. Currently, we are meeting monthly to determine what and if recommendations will be made to the Governor's office this year. There is a push to protect the DCW Base Wage and potentially increase this wage to \$25/hour.

Lucy Noll and I both had the opportunity to attend a webinar on "Building Healthy Relationships" for people with IDD.

Respectfully submitted,
Jennifer Pelligra
Executive Director