



**BOD:** Darcy Arnold, Dr. Lou Dwyer, Trevor Harrison, Julie Hilmes, David Kienholz, David Lane, Carolyn Rettig, Mike Schottelkotte, Mary Turner, Traci Watson, Mary West.

## **BOARD MEETING AGENDA**

**The September 2021 Board Meeting will be held on Tuesday, the 14th, at 6:30 PM. The meeting will be held at Park Place, 932 N. Park Ave., Montrose.**

- I. Call to Order
- II. Absences
- III. Minutes
- IV. Public Comment:
  - A. Board Emails
- V. Executive Director's Report
- VI. Committee Reports:
  - A. Finance/Audit Committee
  - B. PR/Fund-Raising Committee
- VII. Old Business:
  - A. Economic Impact Study Update
  - B. Vertical Harvest
  - C. Clarification of CORA and the Sunshine Law
- VIII. New Business
  - A. Corporate Resolution for Garnet property sale
- IX. Announcements
- X. Adjournment

### **FINANCE/AUDIT COMMITTEE:**

**The Finance/Audit Committee will meet from 6:00 – 6:30 preceding the regular Board meeting.**



Providing Services to Persons  
With Intellectual and Developmental Disabilities

## **BOARD MEETING MINUTES**

### **September 14, 2021**

#### **Present:**

Darcy Arnold  
Mary Turner  
Mary West (7:14)  
Carolyn Rettig  
David Lane  
Trevor Harrison  
David Kienholz

#### **Guests:**

Lori Sharp  
Lucy Noll

#### **Absences:**

Mike Schottelkotte  
Dr. Lou Dwyer  
Julie Hilmes  
Traci Watson

#### **Staff Present:**

Steve Dahlman  
Kevin Sowder  
Aimee Pruitt

- I. Call to Order: Meeting called to order at 6:34 by President Darcy Arnold.
- II. Absences: See above
- III. Minutes Review. Motion by Mary Turner and seconded by Trevor Harrison to approve minutes from the August meeting, with one spelling correction. On page two under the third bullet point the word "ore" should be changed to "more". All in favor, motion carried.
- IV. Public Comment:
  - A. Board Emails: Darcy reminded everyone to check your COI emails.
  - B. Darcy asked for the link to the *Hearts of Glass* film be sent out to the Board members. The film is about the beginnings on Vertical Harvest in Jackson, WY.
- V. Executive Director's Report: John had a meeting with Representative Matt Soper on Monday (09/13). Representative Soper is interested in the endowment tax credit that was brought before legislature 2 years ago. It didn't go over well, John and Representative Soper would like to bring it back to legislation. John also had a meeting with members of Montrose City Council and City Manager, Bill Bell.
  - We've had several people come do walkthroughs of the admin building, including City housing, no offers as of yet.
  - COVID status is continuously evolving. We had two more staff test positive with the rapid tests. The state has made it mandatory for all employees of medical facilities to be vaccinated, we are presenting a COVID-19 Mandatory Vaccination Policy to the Board.

- John and Jennifer P. are attending the ALLIANCE Summit in Breckenridge from September 14 -16. Vertical Harvest is going to be a topic at this year's Summit.
- Staffing continues to be a problem, but the added unemployment bonus has ended so maybe things will pick back up. Group Homes across the state are having the same staffing problems, there are 58 Homes in danger of closing. Chris M. is writing a letter to send out to families, churches, and the like to express our need for staff and maybe they can help refer people.
- John signed a contract with Gary Horvath, the gentleman who will be doing the economic impact study.
- We have three applicants for the CFO position. Stacy and John are in the process of interviewing the three, they're hopeful to get the second round of interviews done in early October. Ideally the new hire will be able to start in November, while Steve is still here.
- We would like to get the Program Committee started in November, Julie H. has volunteered to be a part of the committee and since she was the first to volunteer the meetings will have to be held after three to accommodate her schedule. Carolyn R. volunteered to participate as she's available. There was some discussion about maybe meeting evenings instead of afternoons and Mary W. said evenings would work better for her.
- September 12 marks the start of DSP week nationally. The mayors of Montrose and Delta proclaimed DSP week locally as well. We gave each of our DSPs a mug full of goodies with a little note to thank them for doing what they do.
- We received several grants, please refer to the PR/Fund-Raising Committee section of these minutes.

## VI. Committee Reports

- A. Finance/Audit Committee: There are no financials for July, Steve and Kevin have been getting ready for our upcoming audit and closing the year out. At October's meeting we will go over July and August financials.
  - Information is starting to come in on our estimates for the renovation of the North Park building.
  - Evaluating whether to keep Glencoe to use as a 3-bed PCA and also reduce Canyonview down to a 3-bed PCA to help with the staffing crisis.
- B. PR/Fund-Raising Committee: We hired a marketing firm to help us out, Our Town Matters, Tanya Maddox is our contact person. We are working on getting her COI's history and what we would like Tonya to accomplish. Lori Sharp thinks this will be good for COI.
  - Tanya Dwyer is working on the feasibility of Vertical Harvest in our area. CMU is interested in helping, their MBA program would be happy to help staff and teach. The City of Montrose has shown an interest as well. There is a 3-year projected timeline until it would be operational after the ball gets rolling.
  - We received a \$25K grant from RMHF, loads of other non-profits were turned down but we got our maximum funding from them plus \$2,500 to be used for staff only. RMHF decided to donate the staff award because they believe in what our staff do, the only stipulation on this grant was that Senior officers have to be included in whatever we choose to do with it.
  - Denver Foundation gave a grant of \$15K.
  - Montrose County gave all of the agencies they donated to last year the same amount this year. For us that was \$12.5K.
  - The Vehicle Sponsor Program has been our most successful event. Lori would like to have 6-10 new sponsors this year, so the Board needs to be working their

magic to rally new sponsors. We have 2 new vehicles coming, the paperwork for one of the vehicles will be wrapped up by the end of September. The other will have to wait until the new price agreement is hashed out. We're looking at the second quarter of next year for delivery, but Ford is backed up, so we don't know for sure. We need \$30K for our vehicle match but we're setting our goal at \$60K.

- We are coming up on the biggest giving season of the year, starting October 1.
- Mountainfilm has been pushed to Spring. UVA is still interested in co-sponsoring with COI.

VII. Old Business:

- A. Economic Impact Study Update: We have signed a contract to begin the Economic Impact Study, it should be complete by the end of December. The next step for us is the Staff Survey, which will include personal anecdotes about spending habits and local experiences.
- B. Vertical Harvest: Work is on-going.
- C. David Kienholz gave a presentation about a greenhouse property that he thinks we should look into as a revenue generator. We could employ some of our residents and sell our goods, whether we grow flowers or vegetables.
- D. Clarification of CORA and the Sunshine Law: We are not subject to The Sunshine Law. We are compliant on our end.
- E. Retro Motion: Carolyn Rettig motions to approve wage increase to \$13 an hour for most staff with incremental steps for others, seconded by David Lane. All in favor, motion carried.

VIII. New Business:

- A. Corporate Resolution for Garnet property sale: Steve read the resolution; discussion ensued. Carolyn Rettig motioned to approve, seconded by David Lane. All in favor, motion carried.
- B. COVID-19 Mandatory Vaccination Policy: David Lane motioned to approve the Policy as written, seconded by Carolyn Rettig. 5 ayes, 1 abstention (Trevor Harrison), and 1 nay (David Kienholz). Majority rule, motion carried.
- C. Darcy wants to come up with a nice thank you gift (maybe a piece of art done by one of our residents) and a card signed by the Board for Norman P., the owner of Payless Shoes, who gifted us the land we were able to sell.

IX. Announcements:

- Next month is our Annual Board Meeting, which will be held at the Montrose Ute Museum, socializing to begin at 6:30 and the meeting starting at 7:00. The regular Board Meeting will be held at the Allinson Building at 5:15.
- Darcy gave John kudos for helping move the inhabitants of the Garnet building to their new homes.
- Condolences to Mary Turner for the loss of her father-in-law.

- X. Adjournment: Motion to adjourn put forth by Carolyn Rettig. Meeting was adjourned at 8:36 PM.

Respectfully submitted,

Aimee Pruitt