

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
August 30, 2022

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, August 30, 2022. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia, and by conference call. A notice was emailed to each member of the Board prior to the meeting. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held.

Present at the meeting were members Mike Welch, Jennings Chester, Warner Kennon, Betty Tatum, and Dr. John Kingsbury. Chairman Ernie Smallman, Vice Chairman Sarah Lang, and member Cynthia Jordan were excused. Mike Welch presided over the meeting.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney were also present at the meeting.

INVOCATION AND WELCOME

Mike Welch called the meeting to order and welcomed everyone to the meeting. Betty Tatum opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined by Mike Welch at the start of the meeting that there was a quorum.

REVIEW OF MINUTES

The Board Minutes from the July 26, 2022 Board Meeting were reviewed and Dr. John Kingsbury moved for their approval. Betty Tatum seconded the motion and the July 26, 2022 Minutes were unanimously approved by the Board.

BOARD BUSINESS

The Board Minutes from the June 28, 2022 Board Meeting having not been approved at the July 26, 2022 Board Meeting due to the absence of a quorum were presented for review by Jack P. Schley. Dr. John Kingsbury moved for their approval. Betty Tatum seconded the motion and the June 28, 2022 Minutes were unanimously approved by the Board.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Muscogee Home Health: Britt reported that the annual surveyors from the Department of Community Health arrived for the survey but were told the building was closed. Subsequent arrangements were made accompanied by all necessary paperwork for the surveyors to complete their task. The expected closing date for the Pruitt Sale/Lease is October 1, 2022. A notice will be published in the Ledger-Enquirer. Britt reported the closing of the Pruitt Sale/Lease is expected to show a \$275,000 credit in HAC's books in addition to the annual revenue for the lease.

Orchard View: Britt reported the State surveyors completed their revisit to Orchard View and issued a substantial compliance letter to the facility. Now, there are no outstanding surveys for any HAC facility according to Britt. A new administrator has been hired for Orchard View named William Tyson. Britt reported that Tyson has prior experience at other facilities where he earned a record for deficiency-free surveys. Tyson also has prior experience teaching at Columbus State University. The start date for William Tyson at Orchard View is Tuesday, September 6.

New Quality Initiative: Britt reported that a program is being implemented through the National Association of Healthcare Assistants. It is a free, 6 month program which is designed to improve the workplace for the nursing staff by providing them with additional education and advocacy. Britt also reported two other programs that are available through granting writing: Pivot with Robotic Engagement for Advancement of Healthcare ("PREACH") provides healthcare robots that can enter the room of a contagious patient to provide healthcare assistance. One robot can assist with moving patients without the need for direct involvement by the nursing staff. A machine that disinfects footwear is also being installed. This will show HAC's multi-step procedures to prevent the spread of germs through its facilities. The other program is called the "2 Relax Me Project." This program provides chairs equipped to administer 20-minute treatment sessions which include massage, music, and thermal therapy. One chair is being placed at Ridgecrest.

Policy Committee: Britt reported a Policy Committee has been formed to review HAC's policies across all of its facilities to ensure the same policies are in place and consistent through all the facilities. Dr. Kingsbury asked if this committee was involved with the revisions of the Employment Handbook. Rick reported the Policy Committee is tasked only with regulation

policies and the Handbook encompasses employment policies, which are separate and not under review by the committee.

COVID-19 Update: Reported by Britt: Covid activity within our facilities has begun to decline slowly. Since our last Board meeting, 2 residents and 12 staff have tested positive.

DPH showed that Muscogee County's Positivity Rate has fallen the last month and stands at 26.9% for the last two weeks (30.5% at last Board meeting). Georgia's positivity rate is 21.1% for the last two weeks (24.2% at last Board meeting).

Per federal directives, we now use the County's TRANSMISSION rate from the CDC to assess the frequency that we must test our staff. Muscogee County currently is in the RED. The following chart shows routine testing protocols based on color.

High (Red)	Twice a week
Substantial (Orange)	Twice a week
Moderate (Yellow)	Once a week
Low (Blue)	Not recommended

Note: "UP TO DATE" Vaccinated staff still do not need to be routinely tested.

We have administered over 1,000 Covid-19 vaccine doses to staff and residents Company-wide. We currently have 140 Moderna vaccines to be administered in-house. We offer them weekly to those residents and staff who want them.

DHHS has continued supplying antigen 'quick swab' tests, but quantities have ebbed and flowed in relation to the number of cases that we are reporting through the National Safety Healthcare Network (NHSN). The organization estimates the number of staff for your facility and the corresponding County Positivity Rate.

Monkey Pox Update: Britt reported he attended a seminar for Monkey Pox awareness. The symptoms are similar to Covid in many ways with the addition of a skin rash including pimples. Monkey Pox is not a new disease but has only recently been detected in the U.S. Currently there are 17,000 reported cases of Monkey Pox in the U.S. and Georgia ranks fifth in the worst outbreaks amongst the states. 99% of patients of the disease are males. Transmission in nursing homes is not a big concern if masks and gloves are used when in close contact with patients, as transmission occurs through skin-to-skin contact with an infected patient. Symptoms can be delayed by 2-3 weeks from exposure so potential cases are being addressed with longer quarantine periods.

New Lawncare Company: Britt reported a new lawncare company has been hired to manage HAC's facility grounds. The new company is W. H. Plant Consultants. HAC will be the new company's largest account.

Workers Comp Award: Britt reported that Synergy Comp. Insurance Company presented a plaque to HAC for no lost time due to workplace injuries for 2021-2022. Rick commented that \$13,000 in claims were reported last year, but credited the recognition to HAC's human resources department which is excellent at finding tasks for injured employees to perform which keeps them at work.

Refinancing 2013 Bond: Britt reported he presented to city council on August 9, 2022 and a resolution was presented of HAC's intent to refinance the bond. The bond has been offered on the market and responses are due August 31, 2022. Any offers with a savings opportunity of 3% or more will be acknowledged and presented by September 6, 2022. In the event of such an offer, a Special Meeting of the Board will have to be called on September 12, 2022 to pass a resolution for Britt to appear before city council on September 13, 2022 to present the offer.

Provider Relief Funds OIG Audit: Rick reported that 30 nursing homes in the country are being audited to review how the Covid relief money was spent. HAC is one of the groups subject to the audit. The auditors have already acknowledged a common theme amongst the nursing homes that they received the relief money without any direction as to how it should be spent.

CMS Final Payment Rule FY 2023: Rick reported a letter writing campaign to the Medicare program resulted in a submission of 40,000 letters from stakeholders across the country and CMS responded by splitting the final payment between two years to accommodate the majority opinion in those letters.

DHG/Forvis Audit: Rick reported the external audit is wrapping up and is waiting for pension information to be provided by the city. There have been no warnings presented by the auditors of issues discovered during the audit. The results of the audit will be presented during the October Board Meeting.

CFO'S REPORT

Rick Alibozek presented the Financial and Statistical Reports.

Statistical Report: Attached to these Minutes is the FY 2022 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through July 31, 2022.

NEXT MEETING

The next meeting will be Tuesday, September 27, 2022.

There being no further business the meeting was adjourned.



JACK P. SCHLEY
Secretary



ERNEST SMALLMAN, IV
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
FY 2023 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy												62.63%	62.63%	60.27%
Medicaid%												72.98%	72.98%	76.76%
Medicare%												8.65%	8.65%	6.94%
Private %												6.77%	6.77%	7.19%
Hospice %												8.34%	8.34%	7.66%
ADV %												3.26%	3.26%	1.45%
Daily Medicare and ADV Census												14.90	14.90	10.19
Employment (Full Time Equivalents)												190.35	190.35	195.23
Ridgecrest														
% Occupancy												24.42%	24.42%	23.59%
Medicaid%												29.09%	29.09%	24.48%
Medicare%												25.00%	25.00%	40.93%
Private %												37.74%	37.74%	24.27%
Hospice %												6.76%	6.76%	1.82%
ADV %												1.42%	1.42%	8.50%
Daily Medicare and ADV Census												5.42	5.42	9.70
Employment (Full Time Equivalents)												30.21	30.21	32.24
Mustogee Manor														
% Occupancy												55.00%	55.00%	59.69%
Medicaid%												89.47%	89.47%	90.85%
Medicare%												0.60%	0.60%	4.29%
Private %												1.47%	1.47%	0.87%
Hospice %												7.03%	7.03%	3.06%
ADV %												1.43%	1.43%	0.93%
Daily Medicare and ADV Census												2.20	2.20	5.55
Employment (Full Time Equivalents)												121.46	121.46	114.82
Muscookee Home Health														
Employment (Full Time Equivalents)												3.21	3.21	6.84

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	13 Mth Average	Prior Year Avg.
Orchard View															
% Occupancy	62.63%	63.13%	63.10%	61.98%	59.23%	59.88%	60.32%	59.71%	60.42%	61.23%	60.50%	57.58%	56.18%	60.45%	60.01%
Medicaid%	72.88%	71.67%	75.46%	74.78%	78.27%	76.14%	73.80%	75.50%	75.83%	79.85%	79.37%	81.74%	77.75%	76.47%	77.27%
Medicare%	8.65%	10.48%	8.56%	7.13%	5.42%	8.20%	7.81%	7.16%	8.84%	6.22%	5.26%	5.49%	3.53%	7.07%	6.72%
Private %	6.77%	8.00%	6.77%	7.53%	7.19%	5.96%	9.20%	7.27%	5.95%	4.26%	5.04%	5.04%	13.55%	7.15%	7.23%
Hospice %	8.34%	7.06%	7.87%	8.79%	7.22%	7.46%	7.75%	8.94%	7.72%	8.40%	7.85%	7.42%	5.11%	7.15%	7.43%
ADV %	3.26%	2.09%	1.34%	2.77%	1.90%	2.24%	1.44%	1.57%	1.77%	1.29%	1.96%	0.31%	0.00%	1.59%	1.34%
Daily Medicare and ADV Census	14.90	15.86	12.49	11.03	8.68	12.50	11.16	9.20	12.70	9.19	8.74	6.67	4.03	10.55	9.76
Employment (Full Time Equivalents)	190.35	190.42	175.69	178.05	180.66	190.72	205.95	213.60	203.14	199.32	202.60	196.53	206.05	194.85	195.84
Ridgcrest															
% Occupancy	24.02%	25.91%	24.62%	25.16%	23.20%	25.06%	21.74%	26.08%	22.36%	23.27%	20.24%	24.04%	21.39%	23.65%	23.45%
Medicaid%	29.09%	24.04%	33.85%	17.03%	19.67%	32.95%	35.69%	30.78%	31.03%	25.59%	20.78%	11.66%	11.13%	24.84%	23.48%
Medicare%	25.00%	31.55%	35.22%	45.45%	44.54%	21.72%	29.51%	38.73%	35.46%	45.38%	43.93%	52.72%	66.61%	39.70%	43.27%
Private %	37.74%	21.37%	21.37%	29.02%	26.32%	31.67%	25.97%	22.53%	26.60%	23.76%	18.04%	18.37%	12.39%	25.31%	23.05%
Hospice %	6.76%	4.59%	4.86%	4.73%	5.13%	2.49%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.20%	1.68%
ADV %	1.42%	4.59%	4.37%	3.79%	4.14%	11.77%	7.00%	7.96%	6.91%	5.28%	17.25%	17.25%	9.87%	7.96%	8.52%
Daily Medicare and ADV Census	5.42	7.87	8.25	10.40	9.49	7.05	10.22	10.22	7.97	9.90	10.40	14.13	13.74	9.37	10.08
Employment (Full Time Equivalents)	30.21	34.86	32.05	31.64	29.02	28.32	34.14	31.50	30.49	31.74	33.11	33.69	36.31	32.08	32.59
Muscooke Manor															
% Occupancy	55.00%	54.68%	53.14%	54.76%	54.39%	60.06%	60.76%	64.46%	62.57%	62.96%	60.84%	62.66%	64.99%	59.33%	60.17%
Medicaid%	89.47%	91.10%	89.50%	91.30%	84.99%	89.40%	88.54%	85.05%	90.13%	92.13%	98.90%	95.28%	93.87%	90.74%	91.10%
Medicare%	6.60%	3.05%	3.50%	3.70%	6.60%	6.44%	5.28%	7.95%	5.42%	3.62%	1.13%	2.15%	2.66%	4.01%	4.33%
Private %	1.67%	0.78%	1.24%	-2.83%	1.88%	-0.87%	2.47%	2.77%	2.13%	1.12%	-1.22%	0.76%	2.22%	0.92%	0.73%
Hospice %	7.03%	4.57%	5.36%	4.91%	4.90%	4.83%	3.12%	2.62%	1.79%	0.93%	1.68%	1.15%	0.91%	3.37%	2.90%
ADV %	1.49%	0.50%	0.40%	2.92%	1.63%	0.20%	0.59%	1.61%	0.55%	2.20%	-0.48%	0.67%	0.35%	0.97%	0.94%
Daily Medicare and ADV Census	2.20	3.80	4.07	7.10	8.77	6.06	6.34	10.48	6.34	6.22	0.67	3.00	3.33	5.29	5.64
Employment (Full Time Equivalents)	121.46	114.53	112.00	111.76	113.47	110.77	116.43	128.58	121.20	112.24	118.85	108.29	109.71	115.33	114.46
Muscooke Home Health															
Employment (Full Time Equivalents)	3.21	3.62	4.30	4.87	5.17	6.23	7.22	8.32	7.68	8.06	8.46	8.06	10.14	6.56	7.07

**HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED JULY 31, 2022**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobbis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 5,492,832	\$ -	\$ 8,565,610	\$ -	\$ 14,058,442	\$ -	\$ -	\$ -	\$ 14,058,442
Other Current Assets	1,512,837	-	344,974	-	1,857,811	-	-	-	1,857,811
Intercompany Balances	21,428,957	-	29,252,636	-	50,681,593	-	-	-	50,681,593
Noncurrent Assets	33,945,594	-	8,505,668	-	42,451,262	-	-	-	42,451,262
Total Assets	\$ 62,380,220	\$ -	\$ 46,668,888	\$ -	\$ 109,049,108	\$ -	\$ -	\$ -	\$ 109,049,108
Current Liabilities	\$ 845,465	\$ -	\$ 133,853	-	\$ 979,318	-	\$ -	-	\$ 979,318
Non-current Liabilities (excluding bonds)	9,681,474	-	4,073,020	-	13,754,494	-	-	-	13,754,494
Bonds Payable	23,806,921	-	29,759,218	-	53,566,139	-	-	-	53,566,139
Total Liabilities	34,333,860	-	33,966,091	-	68,299,951	-	-	-	68,299,951
Fund Balance	28,046,360	-	12,702,797	-	40,749,157	-	-	-	40,749,157
Total Liabilities and Fund Balance	\$ 62,380,220	\$ -	\$ 46,668,888	\$ -	\$ 109,049,108	\$ -	\$ -	\$ -	\$ 109,049,108
INCOME STATEMENT									
Revenue	\$ 1,305,564	\$ 41,195	\$ 279,764	\$ 1,023,476	\$ 2,649,999	\$ -	\$ 22,120	\$ -	\$ 2,672,119
Operating expenses	1,249,995	168,413	295,599	1,119,823	2,833,930	374	39,439	69	2,873,712
Net Profit (Loss) before Noncash expense	55,569	(127,218)	(15,835)	(96,347)	(183,831)	(374)	(17,319)	(69)	(201,593)
Provision for Bad debts	(5,807)	-	(2,486)	(858)	(9,151)	-	-	-	(9,151)
Interest expense	(60,062)	-	(81,232)	-	(141,294)	-	-	-	(141,294)
Depreciation and Amortization	(85,892)	-	(95,349)	(9,508)	(190,749)	(377)	-	-	(191,126)
Current Month Income (loss)	\$ (96,192)	\$ (127,218)	\$ (194,902)	\$ (106,713)	\$ (525,025)	\$ (751)	\$ (17,319)	\$ (69)	\$ (543,164)
YTD Income (loss)	\$ (96,192)	\$ (127,218)	\$ (194,902)	\$ (106,713)	\$ (525,025)	\$ (751)	\$ (17,319)	\$ (69)	\$ (543,164)