

MINUTES OF MEETING  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
June 30, 2020

A regularly scheduled meeting of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 a.m. on Tuesday, June 30, 2020. The meeting was held by conference call due to the COVID-19 Pandemic. A notice was emailed to each member. 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 on Monday, June 29, 2020. Participating in the conference call meeting were Chairman, Ernie Smallman, Vice Chairman, Sarah Lang, Betty Tatum, Mike Welch, Susan McKnight, Cynthia Jordan and Jennings Chester. Dr. John Kingsbury was excused.

Frank Morast, President, Britt Hayes, Vice President, Rick Alibozek, CFO, Kenneth M. Henson, Jr., Secretary/Attorney and Rhonda Anderson, Kenneth M. Henson, Jr.'s assistant also participated in the conference call meeting.

INVOCATION AND WELCOME

Chairman, Ernie Smallman called the meeting to order. He welcomed everyone to the meeting. Britt Hayes gave an invocation.

DETERMINATION OF QUORUM

Chairman, Ernie Smallman presided and determined that there was a quorum.

MINUTES

The Board Minutes from the May 26, 2020 Board Meeting were reviewed and unanimously approved by the Board.

BOARD BUSINESS

Kenneth M. Henson, Jr. welcomed Warner Kennon, Jr. to the HAC Board.

PRESIDENT'S REPORT

CEO Frank Morast gave the President's Report.

**Construction Report / Ridgecrest:** Frank reported the construction of Ridgecrest is ahead of schedule and still under budget. The road going in is now paved.

**COVID-19:** Frank reported that federal surveyors from CMS performed infection control surveys related to COVID-19 at Muscogee Manor and Orchard View. Both surveys were deficiency free and there were no negative findings. HAC will keep the Board updated.

COVID-19 has hurt staffing and has hurt the census. HAC shares staff among each facility. They have a system in place to treat residents.

To help HAC, a subcommittee to the Personnel Committee met and proposed to add language to the Personnel Policy that if there is a medical crisis of any kind, HAC can require testing, vaccines and staffing changes. On motion made by Sarah Lang and seconded by Betty Tatum this change in the Personnel Policy was unanimously approved by the Board.

Britt gave a COVID-19 update. The Executive Committee has met every Friday since May 8 to discuss COVID-19 updates. Positive cases have crept up. Last week over 600 staff members and residents were tested resulting in the following positive cases: 3 residents and 2 staff members at Muscogee Manor, 1 resident and 5 staff members at Orchard View, 2 residents and 1 staff member at Azalea Trace. There have been a total of 52 HAC residents and 52 HAC staff members that have tested positive since the start. There have been 10 deaths.

HAC notifies the family and residents if someone tests positive. They have call-in numbers at every location for families to get updates. Everyone has been very receptive and pleased with this system. HAC has met with the Ledger-Enquirer and WRBL multiple times to provide updates.

HAC is in the top 50% in keeping the infection out. The recovery times have averaged 47 days to recover.

**Cobis Personal Care Home:** HAC is scheduled to close on July 31, 2020 but they may close before that date. HAC is working on a maintenance schedule of the building empty. They are also working with security to protect the building.

#### CFO REPORT

Rick Alibozek gave the Statistical Report and the Financial Report. A copy of the Statistical Report and Financial Report was emailed to each Board Member.

Rick reported June 30 is the last day of the fiscal year. He reported the census is lower in most nursing homes 10% to 30%. Muscogee Manor and Azalea Trace are requiring more skilled care. Orchard View has the most Medicare residents. HAC has received \$600 a day from Medicare for COVID-19. They have received \$2,100,000 in stimulus payments for COVID-19 care of patients.

Rick reported the HAC financial condition is good. An outside audit firm will begin auditing remotely in July.

Rick reported all filings are complete on the new building so payments will not be delayed and they will be ready for October.

Bonds for Orchard View have 10 year call. They are trying to determine savings if they call bonds and do a shorter reissue. Rick, Frank and Britt and talking with others. It takes a lot of planning.

#### STATISCAL REPORT

Attached to these Minutes is the FY 2020 YTD Statistical Report Year Ended June 30, 2020.


#### FINANCIAL REPORT

Attached to these Minutes is the Hospital Authority of Columbus Consolidated Summary Report Month Ended April 30, 2020.

#### NEXT MEETING

The next meeting will be Tuesday, July 28, 2020. Frank will notify the Board when they can meet in person again. Ernie announced the HAC is doing good keeping the Board updated through the Executive Committee meetings and Board conference calls.

There being no further business the meeting was adjourned.



KENNETH M. HENSON, JR.  
Secretary



ERNEST SMALLMAN, IV.  
Chairman

HOSPITAL AUTHORITY OF COLUMBIUS  
 FY 2020 YTD Statistical Report  
 Year Ended June 30, 2020

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
<b>Orchard View</b>														
% Occupancy	76.13%	79.57%	84.85%	83.57%	82.71%	83.47%	87.39%	88.00%	84.12%	86.50%	85.79%	83.83%	83.83%	86.00%
Medicaid%	71.69%	68.73%	82.04%	77.47%	71.26%	79.88%	60.92%	64.97%	69.84%	67.37%	67.66%	71.08%	71.08%	71.65%
Medicare%	10.91%	12.76%	15.11%	12.98%	11.82%	12.15%	14.51%	14.81%	11.19%	11.51%	15.55%	13.12%	13.12%	11.95%
Private %	12.27%	8.65%	2.95%	4.52%	10.92%	2.71%	19.68%	14.92%	12.56%	13.63%	11.88%	9.89%	9.89%	9.77%
Hospice %	3.79%	6.85%	2.98%	1.92%	3.63%	4.02%	3.60%	4.12%	4.58%	4.08%	2.74%	3.85%	3.85%	3.52%
ADV %	1.34%	3.01%	2.82%	3.11%	2.38%	1.24%	1.79%	1.17%	1.83%	2.41%	2.16%	2.07%	2.07%	3.12%
Daily Medicare and ADV Census	18.63	25.10	30.42	26.90	23.49	22.35	27.60	28.12	21.90	25.81	30.39	25.52	25.52	25.93
Employment (Full Time Equivalents)	243.48	238.33	238.93	235.55	249.95	248.35	244.60	233.72	231.17	223.83	234.68	238.42	238.42	234.63
<b>Azalea Trace</b>														
% Occupancy	74.78%	75.97%	77.30%	75.55%	75.40%	77.24%	79.12%	79.77%	81.82%	82.11%	82.02%	82.02%	82.02%	86.31%
Medicaid%	94.31%	102.36%	91.62%	89.59%	87.40%	91.00%	96.21%	88.24%	87.37%	81.37%	90.20%	92.03%	92.03%	94.99%
Medicare%	7.10%	5.38%	7.13%	5.89%	7.00%	4.75%	3.35%	3.13%	5.96%	5.25%	5.15%	5.46%	5.46%	3.11%
Private %	-1.41%	-7.78%	0.87%	2.45%	2.61%	1.29%	-2.76%	4.96%	2.78%	-3.21%	1.11%	0.08%	0.08%	-1.65%
Hospice %	0.00%	0.04%	0.38%	2.07%	2.80%	2.39%	3.22%	3.68%	3.89%	3.36%	3.54%	2.31%	2.31%	3.53%
ADV %	0.00%	0.00%	0.00%	0.00%	0.19%	0.57%	0.00%	0.00%	0.00%	0.53%	0.00%	0.12%	0.12%	0.05%
Daily Medicare and ADV Census	5.84	4.50	6.06	4.90	5.97	4.51	2.90	2.74	5.37	5.23	4.65	4.79	4.79	3.03
Employment (Full Time Equivalents)	77.68	76.02	76.48	81.42	85.46	84.02	84.76	80.20	85.73	82.68	83.99	81.77	81.77	90.60
<b>Muscooke Manor</b>														
% Occupancy	56.66%	62.78%	64.92%	67.36%	67.17%	65.10%	67.43%	66.49%	69.65%	66.13%	67.38%	65.51%	65.51%	74.11%
Medicaid%	79.14%	88.88%	90.37%	78.65%	83.02%	92.66%	82.52%	83.42%	85.44%	78.74%	77.98%	83.71%	83.71%	80.71%
Medicare%	14.57%	7.59%	6.80%	8.91%	6.84%	4.78%	6.14%	5.48%	7.35%	3.24%	4.82%	6.96%	6.96%	6.80%
Private %	0.00%	-4.50%	-3.12%	6.74%	1.19%	-4.64%	4.62%	2.74%	-1.10%	8.15%	8.48%	1.69%	1.69%	2.82%
Hospice %	4.82%	4.50%	3.65%	3.49%	4.63%	5.45%	4.83%	6.79%	6.50%	8.41%	8.76%	5.62%	5.62%	6.98%
ADV %	1.47%	3.53%	2.30%	2.21%	4.32%	1.75%	1.89%	1.57%	1.81%	1.46%	-0.03%	2.03%	2.03%	2.69%
Daily Medicare and ADV Census	15.45	11.87	9.97	12.73	12.75	7.23	9.20	7.96	10.83	5.29	5.49	9.89	9.89	11.97
Employment (Full Time Equivalents)	148.25	146.93	146.99	153.74	172.88	167.90	163.02	157.88	146.72	146.76	151.17	154.75	154.75	170.01
<b>Cobis</b>														
Average occupancy	9.97	10.00	9.74	10.03	10.77	10.00	10.00	11.52	12.70	12.52	12.00	10.84	10.84	13.94
Employment (Full Time Equivalents)	7.49	7.80	7.92	8.36	8.87	8.12	8.94	8.94	9.45	8.74	9.62	8.57	8.57	10.26
<b>Muscooke Home Health</b>														
Employment (Full Time Equivalents)	10.17	9.95	10.13	10.14	11.27	10.87	11.04	11.73	10.75	10.70	10.75	10.68	10.68	10.84

HOSPITAL AUTHORITY OF COLUMBUS  
CONSOLIDATED SUMMARY REPORT  
MONTH ENDED MAY 31, 2020

	Orchard View	Home Office	Azalea Trace	Muscookee Manor	Total Nursing Home	Cobis PCH	Muscookee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 9,816,170	\$ -	\$ 8,032,541	\$ 7,648,714	\$ 25,497,425	\$ 5,159	\$ 135,622	\$ 660,349	\$ 26,298,555
Other Current Assets	1,547,782	-	589,325	1,058,381	3,195,488	5,814	102,310	3,344	3,906,956
Intercompany Balances	21,813,554	-	2,358,440	(12,906,452)	11,265,542	(6,228,576)	(1,664,728)	(3,372,238)	-
Noncurrent Assets	37,301,975	-	41,296,087	7,786,324	86,384,386	171,279	129,170	3,404,230	90,089,065
<b>Total Assets</b>	<b>\$ 70,479,481</b>	<b>\$ -</b>	<b>\$ 52,276,393</b>	<b>\$ 3,586,967</b>	<b>\$ 126,342,841</b>	<b>\$ (6,046,324)</b>	<b>\$ (1,297,626)</b>	<b>\$ 695,685</b>	<b>\$ 119,694,576</b>
Current Liabilities	\$ 1,617,590	\$ -	\$ 2,530,539	\$ 679,346	\$ 4,827,475	\$ 41,685	\$ 63,013	\$ -	\$ 4,932,173
Non-current Liabilities (excluding bonds)	9,015,209	-	3,789,852	5,547,708	18,352,769	369,832	570,397	-	19,292,998
Bonds Payable	28,209,609	-	31,911,685	-	60,121,294	-	-	-	60,121,294
<b>Total Liabilities</b>	<b>38,842,408</b>	<b>-</b>	<b>38,232,076</b>	<b>6,227,054</b>	<b>83,301,538</b>	<b>411,517</b>	<b>633,410</b>	<b>-</b>	<b>84,346,465</b>
<b>Fund Balance</b>	<b>31,637,073</b>	<b>-</b>	<b>14,044,317</b>	<b>(2,640,087)</b>	<b>43,041,303</b>	<b>(6,457,841)</b>	<b>(1,931,036)</b>	<b>695,685</b>	<b>35,348,111</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 70,479,481</b>	<b>\$ -</b>	<b>\$ 52,276,393</b>	<b>\$ 3,586,967</b>	<b>\$ 126,342,841</b>	<b>\$ (6,046,324)</b>	<b>\$ (1,297,626)</b>	<b>\$ 695,685</b>	<b>\$ 119,694,576</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,652,315	\$ 42,751	\$ 1,233,424	\$ 1,770,303	\$ 4,698,793	\$ 29,618	\$ 149,786	\$ 23,925	\$ 4,902,122
Operating Expenses	1,084,664	123,646	597,573	911,270	2,717,153	48,247	84,162	1,086	2,850,648
<b>Net Profit (Loss) before noncash expense</b>	<b>567,651</b>	<b>(80,895)</b>	<b>635,851</b>	<b>859,033</b>	<b>1,981,640</b>	<b>(18,629)</b>	<b>65,624</b>	<b>22,839</b>	<b>2,051,474</b>
Provision for Bad debts	(12,218)	-	(29,489)	(24,068)	(65,775)	-	-	-	(65,775)
Interest expense	(72,038)	-	-	-	(72,038)	-	-	-	(72,038)
Depreciation and Amortization	(89,896)	-	(33)	(23,326)	(113,455)	(667)	-	(7,708)	(121,830)
<b>Current Month Income (loss)</b>	<b>\$ 393,499</b>	<b>\$ (80,895)</b>	<b>\$ 606,129</b>	<b>\$ 811,639</b>	<b>\$ 1,730,372</b>	<b>\$ (19,296)</b>	<b>\$ 65,624</b>	<b>\$ 15,131</b>	<b>\$ 1,791,831</b>
<b>YTD Income (loss)</b>	<b>\$ 3,619,471</b>	<b>\$ (963,200)</b>	<b>\$ 2,746,193</b>	<b>\$ 1,672,990</b>	<b>\$ 7,075,454</b>	<b>\$ (189,386)</b>	<b>\$ (141,185)</b>	<b>\$ 146,568</b>	<b>\$ 6,891,451</b>