

BOARD MINUTES  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
February 28, 2023

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, February 28, 2023. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia, and by Zoom video conference. 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 Vice Chairman Sarah Lang, members Mike Welch, Betty Tatum, and Dr. John Kingsbury. Chairman Ernie Smallman and members Jennings Chester, Cynthia Jordan, and Warner Kennon, Jr. were excused. Mike Welch acted as Chairman.

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

INVOCATION AND WELCOME

Acting Chairman Mike Welch called the meeting to order and welcomed everyone to the meeting. Mike opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined by Mike Welch that a quorum was not present.

REVIEW OF MINUTES

In the absence of a quorum, review of the Minutes for the January 31, 2023 Board meeting was postponed to the next meeting.

## BOARD BUSINESS

In the absence of a quorum, matters of Board business, including discussion of the Council of Columbus, Georgia's vote for Charles K. Hecht, III to fill the vacant board seat, were postponed until the next meeting.

## PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**Surveys:** Britt reported that last week fourteen surveyors conducted an annual survey of Muscogee Manor. The last survey of Muscogee Manor was nearly two years ago. Britt reported further that the results of the survey were very good with all cited concerns being quickly addressed and corrected. Britt commended David Askew, the Administrator, and the entire team at Muscogee Manor for the results of the survey. Britt also announced that our CMS Quality Initiative Organization (QIO), Alliant, conducted an infection control survey of Orchard View last week. They recommended implementing a new cleaning solution and minor changes to three of our policies. Britt anticipates these new procedures will have a positive impact on future surveys of Orchard View.

**New Admission Agreement Electronic Process:** Britt reported that HAC has a new and improved admissions packet. The former packets used by HAC varied between facilities and consisted of more than forty pages. The new admission packet consists of only nine pages, which is easier for patients and families of patients to understand. Sarah Lang asked Britt what was removed to cause the lower page count. Britt responded that most of the removed language consisted of surplus wording causing lengthy provisions which have been simplified. This new admission packet will be able to be accessed through our new software package Point Click Care

which is being implemented company-wide at all facilities. Britt anticipates this will ensure consistency in the admissions packet across HAC's facilities.

**Employees:** Britt reported that his goal is to increase capacity in each facility and his plan for doing so is to hire more staff to handle the influx of patients. HAC is partnering with other organizations to host job fairs which will hopefully attract new staff. One organization is ATC Healthcare and the job fair is scheduled for March 3, 2023. Britt reported another job fair is scheduled for March 23, 2023 at the Civic Center in Columbus. This job fair is being held in partnership with WTVM. Britt anticipated that it will be a very large event. Britt also reported that HAC is self-promoting its own job fairs at Orchard View on April 20, 2023 and another at Muscogee Manor on April 21, 2023.

**Point Click Care:** Britt reported that Rick has been conducting staff training for implementing Point Click Care since January, and that the training has been productive. Point Click Care is on schedule to go live at all facilities on March 1, 2023.

**New Initiatives:** Britt reported that the South wing of Muscogee Manor was not renovated during the last renovation at that facility. During the last two surveys of Muscogee Manor, the surveyors cited the condition of the floors in that wing. Britt gathered bids from contractors to replace the floors and paint, and the residents of the South wing have already been moved. Britt states a vendor has been selected and anticipates the renovations will begin in early March. Britt reported that Orchard View received an opportunity to participate in a Culture Change Matters grant from Georgia State University. According to Britt, Culture Change relates to making nursing home facilities feel more like a home by limiting the number of rooms visible from various angles, eating on plates with utensils, and having kitchens and patios visible from patient rooms. The layout of Orchard View is a quality example of Culture Change policies and the grant will bring

attention to Orchard View. Sarah asked if any money is associated with the grant. Britt reported the grant did not include any money, but it presents an opportunity to further enrich the Culture Change movement in Georgia to better care for our citizens. Furthermore, Britt also reported that Orchard View was selected to be part of the Project Firstline CDC Program, which develops training materials for infection control within nursing homes. The studies at Orchard View will last for eight weeks.

**Muscogee Manor-Vohra Certificate:** Britt reported that that Muscogee Manor was recognized as a Center of Excellence for Wound Management. To qualify for the certificate, a facility must have, amongst other requirements, a rate of less than one-percent hospital admittance, a wound care doctor making rounds, and Vohra certified wound care nurses on staff. Britt emphasized the importance of the recognition by stating that two-thirds of all claims against nursing homes arise from wounds and falls, therefore, quality wound care practices decrease the likelihood of injuries giving rise to a lawsuit against HAC. Britt attributed the recognition to the fact that the Administrator of Muscogee Manor is a former wound care nurse, and his team at Muscogee Manor is also well trained in wound care. Sarah asked if the Vohra certificate will be displayed for public viewing. Britt stated he wants to create a space at reception for displaying awards and recognitions.

**COVID-19 Update:** Reported by Britt: The federal government has indicated the Public Health Emergency (PHE) will end on May 11, 2023.

Covid activity within our facilities continues. Since our last Board meeting, 5 residents and 9 staff members have tested positive. The new Omicron subvariant called XBB.1.5 appears to be the most transmissible strain of the virus so far. The good news is that Omicron and its subvariants are less likely than their predecessors to cause severe disease, hospitalizations, and

deaths. Lengths of hospital stays, ICU admittance, and death have been lower than during previous pandemic peaks.

DPH showed that Muscogee County's Positivity Rate began rising, after a low of 4.6% on November 9<sup>th</sup> the rate topped out at 25.9% on January 11<sup>th</sup>. The rate has dissipated the last six weeks and now stands at 12.0% for the last two weeks (16.3% at last Board meeting). Georgia's positivity rate is 10.9% for the last two weeks (12.5% at last Board meeting).

Per federal directives, the County's Community Transmission rate from the CDC now shows masking/source control protocols based on color frequency (also affected by the cases in each facility). The Community Transmission rate map shows Muscogee County as a **RED** county, or 'high' level of transmission. This map indicates that our facilities must adhere to the infection control below:

- |                      |                                    |
|----------------------|------------------------------------|
| High (Red)           | All must wear masks                |
| Substantial (Orange) | Masks in resident areas            |
| Moderate (Yellow)    | Masks during resident interactions |
| Low (Blue)           | Masks optional                     |

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

We have also procured the new Moderna bi-valent boosters and are offering them weekly to residents and staff.

The percentage of skilled nursing resident in the U.S. that have received the most up to date booster is 47%. HAC residents are at 71%. Of note, the Johnson & Johnson Janssen COVID-19 vaccine is no longer being offered in Georgia through the Department of Public Health.

DHHS has continued supplying antigen 'quick swab' tests.

CFO'S REPORT

Rick Alibozek presented the Financial and Statistical Reports.

**Statistical Report:** Attached to these Minutes is the FY 2023 YTD Statistical Report.

**Financial Report:** Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through January 31, 2023.

NEXT MEETING

The next meeting will be Tuesday, March 28, 2023.

There being no further business the meeting was adjourned.

  
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JACK P. SCHLEY  
Secretary/Attorney

  
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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
<b>Orchard View</b>														
% Occupancy	63.37%	62.18%	64.08%	68.05%	65.32%	66.07%	63.37%	62.63%	66.07%	63.37%	62.63%	62.63%	64.24%	60.27%
Medicaid%	64.70%	64.59%	66.11%	65.32%	68.95%	68.95%	72.90%	72.98%	72.98%	72.90%	72.98%	72.98%	67.94%	76.76%
Medicare%	9.52%	10.61%	12.02%	12.82%	10.42%	4.99%	8.65%	9.86%	9.86%	4.99%	8.65%	8.65%	9.86%	6.94%
Private %	13.77%	12.76%	11.11%	11.42%	10.19%	11.08%	6.77%	11.01%	11.01%	10.19%	11.08%	6.77%	11.01%	7.19%
Hospice %	9.65%	10.48%	9.13%	7.70%	7.24%	8.07%	8.34%	8.65%	8.65%	8.07%	8.34%	8.34%	8.65%	7.66%
ADV %	2.37%	1.56%	1.64%	2.74%	3.20%	3.01%	3.26%	2.54%	2.54%	3.20%	3.01%	3.26%	2.54%	1.45%
Daily Medicare and ADV Census	15.06	15.13	17.50	21.16	18.00	10.13	14.90	15.98	15.98	18.00	10.13	14.90	15.98	10.19
Employment (Full Time Equivalents)	180.11	177.36	168.76	171.00	183.37	182.03	190.35	179.00	179.00	183.37	182.03	190.35	179.00	195.23
<b>Ridgecrest</b>														
% Occupancy	29.95%	27.73%	24.72%	29.38%	26.23%	26.73%	24.42%	27.02%	27.02%	26.23%	26.73%	24.42%	27.02%	23.59%
Medicaid%	44.10%	44.60%	48.96%	36.34%	34.95%	26.72%	29.09%	37.82%	37.82%	26.72%	29.09%	29.09%	37.82%	24.48%
Medicare%	22.18%	16.07%	18.30%	32.55%	23.75%	23.28%	25.00%	23.02%	23.02%	23.75%	23.28%	25.00%	23.02%	40.93%
Private %	23.85%	28.39%	22.47%	16.60%	23.90%	31.61%	37.74%	26.37%	26.37%	23.90%	31.61%	37.74%	26.37%	24.27%
Hospice %	3.97%	4.29%	4.82%	7.32%	9.08%	8.91%	6.76%	6.45%	6.45%	9.08%	8.91%	6.76%	6.45%	1.82%
ADV %	5.90%	6.65%	5.46%	7.19%	8.32%	9.48%	1.42%	6.35%	6.35%	8.32%	9.48%	1.42%	6.35%	8.50%
Daily Medicare and ADV Census	7.06	5.29	4.93	9.80	7.06	7.36	5.42	6.70	6.70	7.06	7.36	5.42	6.70	9.70
Employment (Full Time Equivalents)	36.89	36.65	32.35	32.16	31.72	28.75	30.21	32.68	32.68	31.72	28.75	30.21	32.68	32.24
<b>Muscooke Manor</b>														
% Occupancy	53.89%	53.18%	54.52%	56.20%	57.50%	55.89%	55.00%	55.16%	55.16%	57.50%	55.89%	55.00%	55.16%	59.69%
Medicaid%	88.17%	90.96%	90.74%	88.67%	84.65%	88.43%	89.47%	88.73%	88.73%	84.65%	88.43%	89.47%	88.73%	90.85%
Medicare%	1.13%	0.34%	1.97%	3.13%	4.53%	2.65%	0.60%	2.05%	2.05%	4.53%	2.65%	0.60%	2.05%	4.29%
Private %	2.84%	2.63%	1.87%	1.00%	0.98%	1.27%	1.47%	1.72%	1.72%	0.98%	1.27%	1.47%	1.72%	0.87%
Hospice %	6.85%	5.97%	4.99%	5.42%	5.97%	6.83%	7.03%	6.15%	6.15%	5.97%	6.83%	7.03%	6.15%	3.06%
ADV %	1.01%	0.09%	0.44%	1.78%	3.87%	3.87%	1.43%	1.35%	1.35%	3.87%	3.87%	1.43%	1.35%	0.93%
Daily Medicare and ADV Census	2.25	0.45	2.57	5.42	9.47	3.80	2.20	3.74	3.74	9.47	3.80	2.20	3.74	5.55
Employment (Full Time Equivalents)	130.44	132.62	127.04	130.04	130.77	125.51	121.46	128.27	128.27	130.77	125.51	121.46	128.27	114.82
<b>Muscooke Home Health</b>														
Employment (Full Time Equivalents)			1.18	2.35	3.21	2.25	6.84							

HOSPITAL AUTHORITY OF COLUMBIUS  
12 MONTH MOVING STATISTICAL REPORT

	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	AUG-22	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	13 Mth Average	Prior Year Avg
<b>Orchard View</b>															
% Occupancy	63.37%	62.18%	64.08%	68.05%	66.07%	63.32%	62.63%	63.10%	63.10%	61.98%	59.23%	59.88%	60.32%	62.87%	60.02%
Medicaid	64.70%	64.59%	66.11%	65.32%	68.95%	72.90%	72.98%	71.67%	75.46%	74.78%	78.27%	76.14%	73.80%	71.21%	71.27%
Medicare	9.52%	10.61%	12.02%	12.82%	10.42%	8.63%	8.63%	10.48%	8.55%	6.13%	5.42%	8.20%	7.81%	8.89%	6.72%
Private %	13.77%	12.79%	11.11%	11.42%	10.19%	11.08%	6.77%	8.00%	6.77%	7.53%	7.15%	5.89%	9.20%	9.37%	7.23%
Hospice %	9.65%	10.48%	9.13%	7.70%	7.24%	8.02%	8.46%	7.76%	4.87%	8.79%	7.22%	7.46%	7.75%	8.36%	7.43%
ADV %	23.7%	15.8%	14.6%	2.9%	3.26%	3.01%	3.26%	2.09%	1.94%	2.77%	1.90%	2.24%	1.44%	2.27%	1.34%
Daily Medicare and ADV Census	15.06	15.13	17.50	21.16	18.00	10.13	14.90	15.86	12.49	11.02	8.68	13.50	11.16	14.12	9.76
Employment (Full Time Equivalents)	180.11	172.96	188.76	171.00	183.37	182.03	190.35	190.42	175.69	178.05	180.65	190.72	205.55	182.55	195.84
<b>Ridgcrest</b>															
% Occupancy	29.95%	27.79%	24.72%	29.38%	26.23%	26.73%	24.42%	25.91%	24.62%	23.16%	23.20%	25.06%	21.74%	25.78%	23.45%
Medicaid	44.10%	44.60%	48.96%	36.44%	34.95%	26.72%	29.09%	24.00%	33.85%	17.08%	19.87%	32.85%	35.69%	32.89%	21.46%
Medicare	22.18%	16.07%	18.30%	32.55%	23.75%	23.28%	25.00%	31.55%	35.57%	45.49%	44.56%	21.72%	29.51%	28.42%	43.27%
Private %	3.97%	28.39%	22.47%	16.60%	23.90%	31.61%	37.44%	35.37%	21.37%	28.02%	26.39%	31.67%	25.97%	27.24%	23.05%
Hospice %	5.90%	4.29%	4.82%	7.32%	9.08%	8.91%	6.76%	4.59%	4.84%	4.73%	4.16%	2.46%	0.00%	5.15%	1.66%
ADV %	7.06	6.65%	5.46%	7.19%	8.32%	9.48%	1.42%	4.59%	4.37%	3.79%	4.16%	11.77%	8.83%	6.30%	8.52%
Daily Medicare and ADV Census	7.06	5.29	4.93	9.80	7.87	7.36	5.42	7.87	8.25	10.40	9.49	7.05	7.00	7.46	10.08
Employment (Full Time Equivalents)	38.89	36.65	32.35	32.16	31.72	28.75	30.21	34.86	32.05	31.64	29.92	28.32	34.14	32.21	32.59
<b>Muscogee Manor</b>															
% Occupancy	53.83%	53.18%	54.57%	56.20%	57.50%	55.89%	55.00%	54.68%	53.14%	54.76%	54.30%	60.06%	60.76%	55.69%	60.17%
Medicaid	88.17%	90.96%	90.74%	88.67%	84.65%	88.48%	89.07%	91.10%	89.50%	91.30%	84.99%	89.40%	86.54%	88.92%	91.10%
Medicare	1.13%	0.36%	1.67%	3.18%	4.53%	2.65%	0.60%	3.05%	3.50%	3.70%	6.60%	6.44%	5.28%	3.30%	4.33%
Private %	2.84%	2.65%	1.87%	1.00%	0.98%	1.27%	1.47%	0.78%	1.24%	-2.83%	1.88%	-0.87%	2.67%	1.13%	0.75%
Hospice %	6.83%	5.97%	4.99%	5.42%	5.97%	6.63%	7.03%	4.57%	5.36%	4.91%	4.90%	4.93%	3.12%	5.44%	2.80%
ADV %	1.01%	0.09%	0.44%	1.78%	3.87%	0.82%	1.45%	0.80%	0.46%	2.92%	1.69%	0.80%	0.56%	1.21%	0.94%
Daily Medicare and ADV Census	2.25	0.45	2.57	5.42	9.47	3.80	2.20	5.80	4.07	7.30	6.77	6.78	6.06	4.83	5.64
Employment (Full Time Equivalents)	190.44	192.62	197.04	190.04	190.77	185.51	171.46	194.53	112.00	111.76	113.47	110.77	116.43	121.50	114.46
<b>Muscogee Home Health</b>															
Employment (Full Time Equivalents)				1.18	1.18	2.95	3.21	3.67	4.90	4.87	5.17	6.23	7.22	4.24	7.07



HOSPITAL AUTHORITY OF COLUMBUS  
CONSOLIDATED SUMMARY REPORT  
MONTH ENDED JANUARY 31, 2023

	Orchard View	Home Office	Ridgecrest	Musgrove Manor	Total Nursing Home	Cobles PCH	Musgrove Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 7,059,092	\$ -	\$ 8,183,186	\$ 10,502,494	\$ 25,744,772	\$ 5,156	\$ 7,814	\$ 2,866,994	\$ 28,624,676
Other Current Assets	1,995,783	-	344,257	1,306,723	3,446,763	1,145	30,479	-	3,278,387
Intercompany Balances	19,894,356	-	1,350,717	(11,614,344)	9,630,729	(6,386,177)	(2,324,234)	(920,318)	-
Noncurrent Assets	33,196,740	-	35,207,901	7,218,881	75,623,522	156,782	83,642	564,920	76,428,866
<b>Total Assets</b>	<b>\$ 61,745,971</b>	<b>\$ -</b>	<b>\$ 45,086,061</b>	<b>\$ 7,413,754</b>	<b>\$ 114,245,786</b>	<b>\$ (6,223,094)</b>	<b>\$ (2,202,299)</b>	<b>\$ 2,511,536</b>	<b>\$ 108,331,929</b>
Current Liabilities	\$ 1,292,270	\$ -	\$ 344,875	\$ 773,172	\$ 2,410,317	\$ -	\$ 19,771	\$ -	\$ 2,430,088
Non-current Liabilities (excluding bonds)	7,463,067	-	3,196,985	4,648,579	15,308,631	360,100	450,668	-	16,119,399
Bonds Payable	23,687,070	-	29,741,370	-	53,428,440	-	-	-	53,428,440
<b>Total Liabilities</b>	<b>32,442,407</b>	<b>-</b>	<b>33,283,230</b>	<b>5,421,751</b>	<b>71,147,388</b>	<b>360,100</b>	<b>470,389</b>	<b>-</b>	<b>71,977,877</b>
Fund Balance	29,303,564	-	11,802,831	1,992,003	43,098,398	(6,583,194)	(2,672,688)	2,511,536	36,354,052
<b>Total Liabilities and Fund Balance</b>	<b>\$ 61,745,971</b>	<b>\$ -</b>	<b>\$ 45,086,061</b>	<b>\$ 7,413,754</b>	<b>\$ 114,245,786</b>	<b>\$ (6,223,094)</b>	<b>\$ (2,202,299)</b>	<b>\$ 2,511,536</b>	<b>\$ 108,331,929</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,390,894	\$ 41,103	\$ 317,492	\$ 1,116,755	\$ 2,866,244	\$ 2,000	\$ -	\$ -	\$ 2,868,244
Operating Expenses	1,288,231	178,109	351,665	1,013,756	2,831,761	504	1,395	71	2,833,731
Net Profit (Loss) before Noncash expense	102,663	(137,006)	(34,173)	102,999	34,483	1,496	(1,395)	(71)	34,513
Provision for Bad debts	-	-	-	(1,554)	(1,554)	-	-	-	(1,554)
Interest expense	(60,062)	-	(81,232)	-	(141,294)	-	-	-	(141,294)
Depreciation and Amortization	(85,892)	-	(95,349)	(9,508)	(190,749)	(377)	-	-	(191,126)
<b>Current Month Income (loss)</b>	<b>\$ (43,291)</b>	<b>\$ (137,006)</b>	<b>\$ (210,754)</b>	<b>\$ 91,937</b>	<b>\$ (299,114)</b>	<b>\$ 1,119</b>	<b>\$ (1,395)</b>	<b>\$ (71)</b>	<b>\$ (299,461)</b>
YTD Income (loss)	\$ 843,736	\$ (1,067,007)	\$ (1,591,272)	\$ 654,051	\$ (1,160,492)	\$ (1,777)	\$ (81,530)	\$ (1,116)	\$ (1,244,915)
Monthly Net Income (loss)	\$ (43,291)	\$ (137,006)	\$ (210,754)	\$ 91,937	\$ (299,114)	\$ 1,119	\$ (1,395)	\$ (71)	\$ (299,461)
Add: Depreciation	85,892	-	95,349	9,508	190,749	377	-	-	191,126
Add: Interest Expense	60,062	-	(141,232)	-	(141,294)	-	-	-	(141,294)
Less: Monthly bond payment	(197,445)	-	(144,554)	-	(341,999)	-	-	-	(341,999)
Less: Property & Equipment Additions	(26,481)	-	(4,578)	(45,329)	(76,388)	-	-	(2,200)	(78,588)
<b>Net Cash Flow</b>	<b>\$ (121,263)</b>	<b>\$ (137,006)</b>	<b>\$ (183,305)</b>	<b>\$ 56,116</b>	<b>\$ (385,458)</b>	<b>\$ 1,496</b>	<b>\$ (1,395)</b>	<b>\$ (2,271)</b>	<b>\$ (387,628)</b>

HOSPITAL AUTHORITY OF COLUMBUS  
YTD CONSOLIDATED INCOME STATEMENT  
THROUGH JANUARY 31, 2023

INCOME STATEMENT	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
	Revenue	\$ 10,712,735	\$ 282,687	\$ 2,027,361	\$ 8,456,388	\$ 21,479,171	\$ 4,000	\$ 22,120	\$ -
Operating Expenses	8,840,755	1,349,694	2,362,080	7,700,868	20,253,397	3,138	103,650	1,116	20,361,301
Net Profit (Loss) before Noncash expense	1,871,980	(1,067,007)	(334,719)	755,520	1,225,774	862	(81,530)	(1,116)	1,143,990
Provision for Bad debts	(6,566)	-	(20,486)	(34,913)	(61,965)	-	-	-	(61,965)
Interest expense	(420,434)	-	(568,624)	-	(989,058)	-	-	-	(989,058)
Depreciation and Amortization	(601,284)	-	(667,443)	(66,556)	(1,335,283)	(2,639)	-	-	(1,337,882)
YTD Income (loss)	\$ 843,736	\$ (1,067,007)	\$ (1,591,272)	\$ 654,051	\$ (1,160,492)	\$ (1,777)	\$ (81,530)	\$ (1,116)	\$ (1,244,915)