

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
March 25, 2025

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, March 25, 2025. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia. A notice was emailed to each member of the Board more than 48 hours 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 Chairman Chuck Hecht, Vice Chairwoman Sarah Banks-Lang, and members Dr. John Kingsbury, Warner Kennon, Jr., Wayne Joiner, Bob Jones, and Tony Floyd.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. Ernie Smallman, Mike Welch, Jennifer Kelley, and Jane Ballesteros were in attendance as guests.

WELCOME AND INVOCATION

The meeting was called to order and Britt opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the February 25, 2025, Board meeting were reviewed. Wayne moved for their approval and Dr. Kingsbury seconded the motion. The February 2025 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack reminded the Board that two Board seats are open for nominations. Chuck called for nominations and Dr. Kingsbury indicated that Dr. Sharen Kelly expressed an interest in serving on the Board. Jack indicated he would call Dr. Kelly.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2025 YTD Statistical Report. Rick reported that the monthly census in February 2025 was 264 (up from 261 in January) but new admissions were down to 37 from 39.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through February 28, 2025. Rick valued HAC's cash position, including short-term investments, at about \$25.5 million. According to Rick, adjustments to Orchard View's pension plans created income of \$68,000, but review of a prior Workers Comp. premium resulted in an additional payment of \$60,000. HAC's hearing on the Employee Retention Credit appeal took place on March 6, but no settlement was reached. Rick indicated the IRS appeals officer indicated an offer would be made following the hearing. Rick reported that 74 employees are deferring under the 403(b) plan (up from 61). About 400 employees are eligible, but not participating. Rick summarized a recent update from the American Health Care Association, which is the industry's primary lobbyist: the industry is short 60,000 workers compared to pre-pandemic figures; concerns about cuts to Medicaid are being addressed (75% of HAC's revenue is from Medicaid); and, efforts are being made to re-direct regulations to focus on quality care rather than emphasizing penalties for non-conformance. Rick commented on the General Assembly passing tort reform.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Ridgecrest Management Team: Britt introduced Jennifer Kelley and Jane Ballesteros to the Board. Jennifer is the Administrator at Ridgecrest, and she has worked for HAC for 22 years. Jane is the Director of Nursing at Ridgecrest, and has held that position since 2017. Britt commented on Jennifer and Jane's exceptional abilities in handling families of residents and dedication to improving quality care. According to Britt, both Jennifer and Jane remained at Ridgecrest during the snow days without returning home to ensure the residents were cared for during that time. Chuck asked Jennifer how the Board can help to increase census. Jennifer responded by asking for continued support of Britt and commented how HAC has improved during Britt's leadership. Jennifer also emphasized the exceptional reputations of each of HAC's facilities, and asked the Board to advocate for HAC in the community. Britt discussed that the Creekside wing at Ridgecrest was recently opened and efforts are underway to fill the rooms. Dr. Kingsbury asked Jennifer about the use of customer surveys, and Bob commented on the importance of following-up with families after residents return home. Jennifer explained that she shares her phone number with all family members and continuously requests feedback even after residents return home, and stated her slogan to families is: "We can't fix it if we don't know about it." Britt commented on his knowledge of how active Jennifer is on her phone staying in contact with families to keep them updated about their resident's condition and care. Dr. Kingbury and Jane discussed disease and infections procedures at Ridgecrest. The Board thanked Jennifer and Jane for presenting at the meeting and for their services to HAC.

Former Board Members Recognition: Britt presented plaques to Ernie Smallman and Mike Welch to recognize their years of service to the HAC Board. The Board expressed its gratitude to Ernie and Mike.

Strategic Plan Consultants: Britt presented proposals by two strategic plan consultants: Greg Nielsen and Jeff Call. Chuck announced that the Board would discuss the proposals at the next meeting and asked that each proposal be carefully reviewed in preparation for that discussion. The Board briefly discussed the strategic plan, and Sarah asked that the agenda at the next meeting be limited to allow sufficient time to be dedicated to discussing the proposals. Chuck indicated that Ernie had been contacted about listing the Brookstone property as part of the strategic plan, and Britt disclosed that Ernie's contract calls for listing the property at \$950,000 with a 7% commission. Chuck asked for a motion on the contract, and Sarah moved to approve the listing contract with Ernie. Dr. Kingsbury seconded the motion, and asked that future property sales be presented with two competing bids from listing agents. Ernie's contract was unanimously approved by the Board.

Verkada Security Systems: Britt announced that he negotiated a contract for a new security system, and committed to a contract at a cost of \$28,500.

New Initiatives: Britt announced the Senior Expo at the Trade Center on March 15 did not draw a large crowd. According to Britt, \$500,000 has been cut from the budget by restructuring department positions following a series of retirements/resignations. HAC has partnered with Columbus Tech to sponsor nursing clinicals at each facility. HAC's human resources director, Beverly Simmers, will participate in the Columbus Tech Practical Nursing Advisory Committee.


COVID-19 Update: Britt reported that HAC has 19 new cases of Covid across all facilities with 12 at Orchard View, 7 at Ridgecrest, and none at Muscogee Manor.

Accolades: Britt announced that HAC received a recognition from Synergy for no lost time due to injuries for the 2024 policy year.


NEXT MEETING

The next meeting will be Tuesday, April 29, 2025 at Orchard View.

There being no further business the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



CHARLES K. HECHT, III
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
FY 2025 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	65.13%	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.69%	64.86%	66.31%				
Medicaid%	71.57%	76.94%	74.74%	77.11%	74.34%	74.16%	73.16%	76.52%	74.82%	73.18%				
Medicare%	9.30%	6.72%	8.06%	8.32%	6.90%	6.13%	7.99%	4.26%	7.21%	7.10%				
Private %	8.99%	9.47%	8.25%	8.19%	8.26%	10.26%	10.42%	9.46%	9.16%	10.00%				
Hospice %	3.45%	2.49%	2.70%	2.48%	3.13%	3.85%	3.28%	4.63%	3.25%	5.34%				
ADV %	6.69%	4.38%	6.25%	3.90%	7.37%	5.60%	5.15%	5.12%	5.56%	4.37%				
Daily Medicare and ADV Census	20.82	14.06	19.35	15.76	18.55	15.43	17.29	11.58	16.61	15.32				
Employment (Full Time Equivalents)	176.76	194.86	187.00	182.49	185.45	182.05	170.56	174.57	181.72	177.07				
Ridgecrest														
% Occupancy	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	44.30%	35.71%				
Medicaid%	53.94%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.66%	58.89%	52.20%				
Medicare%	9.52%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	8.50%	16.24%				
Private %	21.61%	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.66%	23.22%	23.17%				
Hospice %	9.34%	7.86%	9.38%	11.82%	4.72%	2.32%	0.00%	0.00%	5.68%	1.37%				
ADV %	5.59%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.65%	3.71%	7.01%				
Daily Medicare and ADV Census	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	4.56	6.92				
Employment (Full Time Equivalents)	46.18	48.44	49.45	40.20	39.52	41.21	39.01	38.83	42.86	34.69				
Muscrogee Manor														
% Occupancy	48.34%	48.91%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	49.80%	50.73%				
Medicaid%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	90.15%	89.05%				
Medicare%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	1.51%	3.08%				
Private %	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.91%	1.31%				
Hospice %	5.84%	6.63%	6.24%	6.38%	6.26%	6.78%	5.36%	6.18%	6.21%	6.21%				
ADV %	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.23%	0.35%				
Daily Medicare and ADV Census	1.54	-	1.55	3.17	1.65	1.30	1.77	2.65	1.70	3.41				
Employment (Full Time Equivalents)	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	139.10	136.54				

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24	Jul-24	Jun-24	May-24	Apr-24	Mar-24	Feb-24	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	65.13%	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.69%	63.08%	63.60%	63.97%	64.97%	66.52%	64.70%	66.33%
Medicaid%	71.57%	76.94%	74.74%	77.11%	74.34%	74.16%	73.16%	76.52%	77.44%	77.30%	78.06%	75.74%	74.03%	75.47%	72.59%
Medicare%	9.30%	6.72%	8.06%	8.32%	6.90%	6.13%	7.99%	4.26%	6.53%	4.08%	3.88%	4.20%	6.92%	6.41%	7.31%
Private %	8.99%	9.47%	8.25%	8.19%	8.26%	10.26%	10.42%	9.46%	8.90%	9.49%	9.85%	9.78%	7.98%	9.18%	10.32%
Hospice %	3.45%	2.49%	2.70%	2.48%	3.13%	3.85%	3.28%	4.63%	3.70%	4.13%	5.00%	5.41%	6.04%	3.87%	5.35%
ADV %	6.69%	4.38%	6.25%	3.90%	7.37%	5.60%	5.15%	5.12%	3.41%	5.00%	3.20%	4.87%	5.03%	5.07%	4.33%
Daily Medicare and ADV Census	20.82	14.06	19.35	15.76	18.55	15.43	17.29	11.58	12.57	11.54	9.07	11.77	15.90	14.90	15.53
Employment (Full Time Equivalents)	176.76	194.86	187.00	182.49	185.45	182.05	170.56	174.57	189.00	174.79	173.80	175.72	174.72	180.14	176.40
Ridgcrest															
% Occupancy	46.43%	45.03%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	41.94%	38.79%	36.90%	38.17%	38.99%	42.25%	35.48%
Medicaid%	53.94%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.66%	60.17%	57.72%	54.73%	53.02%	53.76%	57.73%	52.10%
Medicare%	9.52%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	10.97%	10.89%	15.48%	21.73%	17.88%	11.15%	16.77%
Private %	21.61%	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.66%	22.52%	21.68%	23.33%	21.83%	24.10%	23.02%	22.88%
Hospice %	9.34%	7.86%	9.38%	11.82%	4.72%	2.32%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.50%	1.26%
ADV %	5.39%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.65%	6.34%	9.70%	6.45%	3.22%	4.25%	4.60%	6.98%
Daily Medicare and ADV Census	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	6.10	6.71	6.80	8.03	7.25	5.49	7.01
Employment (Full Time Equivalents)	46.18	48.44	49.45	40.20	39.52	41.21	39.01	38.83	38.01	36.81	35.77	33.46	32.35	39.94	34.67
Muscogee Manor															
% Occupancy	48.34%	48.91%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	48.73%	49.09%	48.45%	48.16%	51.57%	49.65%	50.72%
Medicaid%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	89.60%	90.35%	89.47%	89.99%	90.81%	90.11%	89.15%
Medicare%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	3.18%	2.85%	3.02%	2.22%	0.95%	1.87%	3.05%
Private %	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.40%	1.04%	1.19%	0.24%	1.02%	1.55%	1.29%
Hospice %	5.84%	6.63%	6.24%	6.38%	6.26%	6.78%	5.36%	6.18%	5.57%	5.77%	6.32%	6.22%	6.04%	6.12%	6.18%
ADV %	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.24%	0.00%	0.00%	1.33%	0.00%	0.35%	0.32%
Daily Medicare and ADV Census	1.54	-	1.55	3.17	1.65	1.30	1.77	2.65	3.33	2.74	2.87	3.36	2.14	2.16	3.35
Employment (Full Time Equivalents)	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	139.05	139.91	141.20	131.43	135.56	138.46	135.24

**HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED FEBRUARY 28, 2025**

BALANCE SHEET

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
Cash	\$ 6,788,489	\$ -	\$ 6,409,153	\$ 5,162,194	\$ 18,359,836	\$ 46,233	\$ 394,976	\$ 3,707,472	\$ 22,508,517
Other Current Assets	3,024,067	-	1,365,885	2,453,055	6,843,007	2,745	1,444	-	6,847,196
Intercompany Balances	15,435,130	-	(351,290)	(5,452,660)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	32,204,142	-	32,276,295	7,538,565	72,019,002	147,501	83,642	-	72,250,145
Total Assets	\$ 57,451,828	\$ -	\$ 39,700,043	\$ 9,701,154	\$ 106,853,025	\$ (6,193,478)	\$ (1,838,642)	\$ 2,784,953	\$ 101,605,858
Current Liabilities	\$ 1,102,071	\$ -	\$ 479,906	\$ 887,650	\$ 2,469,627	\$ 7	\$ -	\$ -	\$ 2,469,634
Non-current Liabilities (excluding bonds)	10,045,166	-	3,445,775	5,535,770	19,026,711	360,100	450,568	-	19,837,479
Bonds Payable	19,282,688	-	28,197,200	-	47,479,888	-	-	-	47,479,888
Total Liabilities	30,429,925	-	32,122,881	6,423,420	68,976,226	360,107	450,568	-	69,787,001
Fund Balance	27,021,903	-	7,577,162	3,277,734	37,876,799	(6,553,585)	(2,289,310)	2,784,953	31,818,857
Total Liabilities and Fund Balance	\$ 57,451,828	\$ -	\$ 39,700,043	\$ 9,701,154	\$ 106,853,025	\$ (6,193,478)	\$ (1,838,642)	\$ 2,784,953	\$ 101,605,858

INCOME STATEMENT

Revenue	\$ 1,523,210	\$ 110,166	\$ 429,528	\$ 1,040,501	\$ 3,103,405	\$ 2,000	\$ 10,963	\$ 7,271	\$ 3,123,639
Operating Expenses	1,348,142	151,469	415,669	1,037,381	2,952,661	1,047	2,498	440	2,956,646
Net Profit (Loss) before Noncash expense	175,068	(41,303)	13,859	3,120	150,744	953	8,465	6,831	166,993
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(32,905)	-	(77,868)	-	(110,773)	-	-	-	(110,773)
Depreciation and Amortization	(83,282)	-	(95,374)	(10,905)	(189,561)	(359)	-	-	(189,920)
Current Month Income (loss)	\$ 58,881	\$ (41,303)	\$ (159,383)	\$ (7,785)	\$ (149,590)	\$ 594	\$ 8,465	\$ 6,831	\$ (133,700)
YTD Income (loss)	\$ 813,588	\$ (545,100)	\$ (722,578)	\$ 668,216	\$ 214,126	\$ 7,610	\$ 79,613	\$ 281,723	\$ 583,072
Monthly Net Income (loss)	\$ 58,881	\$ (41,303)	\$ (159,383)	\$ (7,785)	\$ (149,590)	\$ 594	\$ 8,465	\$ 6,831	\$ (133,700)
Add: Depreciation	83,282	-	95,374	10,905	189,561	359	-	-	189,920
Add: Interest Expense	32,905	-	77,868	-	110,773	-	-	-	110,773
Less: Monthly bond payment	(183,370)	-	(60,343)	-	(243,713)	-	-	-	(243,713)
Less: Property & Equipment Additions	(33,781)	-	-	-	(33,781)	-	-	-	(33,781)
Net Cash Flow	\$ (42,083)	\$ (41,303)	\$ (46,484)	\$ 3,120	\$ (126,750)	\$ 953	\$ 8,465	\$ 6,831	\$ (110,501)

HOSPITAL AUTHORITY OF COLUMBIUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH FEBRUARY 28, 2025

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
<u>INCOME STATEMENT</u>									
Revenue	\$ 13,273,722	\$ 881,328	\$ 4,040,219	\$ 9,665,298	\$ 27,860,567	\$ 16,000	\$ 89,337	\$ 287,060	\$ 28,252,964
Operating Expenses	11,533,223	1,426,428	3,376,861	8,909,842	25,246,354	5,518	9,724	5,337	25,266,933
Net Profit (Loss) before Noncash expense	1,740,499	(545,100)	663,358	755,456	2,614,213	10,482	79,613	281,723	2,986,031
Provision for Bad debts	2,585	-	-	-	2,585	-	-	-	2,585
Interest expense	(313,617)	-	(622,944)	-	(936,561)	-	-	-	(936,561)
Depreciation and Amortization	(615,879)	-	(762,992)	(87,240)	(1,466,111)	(2,872)	-	-	(1,468,983)
YTD Income (loss)	\$ 813,588	\$ (545,100)	\$ (722,578)	\$ 668,216	\$ 214,126	\$ 7,610	\$ 79,613	\$ 281,723	\$ 583,072
					\$ -	\$ -	\$ -	\$ -	\$ -