



CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT BOARD MEETING

Larson Building Conference Room 285 S 400 E, Moab, UT 84532, Online through Zoom

• Thursday Dec 11, 2025 at 5:30 p.m.

PRESENT: Dan Cook (President), Tawny Knuteson-Boyd (Vice-Chair), Ken Ballantyne (Treasurer), Joette Langianese, Melodie McCandless, Lou Irby, Camille Peters, Debbie Testa (Clerk), Kimra Berrelez, Cassie Rose, Colette Lyman (CCC), Jason Gatherum, Garrett Weston (Maple Dell), Todd Bramall (Seasons), Ben Hathaway, Seth Olson (Kirton McConkie), Zach Harding (Fier Law Group), Jennifer Sadoff (MRH), Kirstin Peterson, Tye Shumway, Karen Feary

I. Called to Order at 5:31 PM

II. Approval of October 9th & Nov 13th, 2025 Meeting Minutes (5 min) (Action Item)

Motion to approve the Oct 9th & Nov 13th 2025, minutes as presented made by Melodie, seconded by Camille.

Motion carried for approval 6-0.

III. Financials (20 min)

a. CHCSSD Financials – Ken/Kimra

1. Review of the Budget vs Actuals Oct/Nov 2025

Financial reports were provided by KB, starting with October's income of \$140K, expenditures of \$91K, and net income of \$48K. For Nov, income was \$138K, with \$130K in sales tax accrual, expenditures \$93K, and net income \$44K.

2. Review of the Fund Balances

\$700,081.06 General Fund, \$412,722.49 Capital Projects Fund, \$323,606.93 Debt Service Fund, \$90,847.54 Wells Fargo Checking balances are as of Nov 30, 2025

3. Approval of Bills (Action item) add actual balances

Motion to approve Dec 2025 bills for \$93,545.05 made by Tawny, seconded by Lou. Motion carried for approval 6-0.

JL joins at 5:42 PM

IV. Reports/Presentations (25 min)

a. Maple Dell and Seasons Report – Q3 2025

1. Administrators Report – Nathan/Todd/Jason

NB reported for Seasons, total quarterly revenues were over budget expectations by \$62K. However, due to many Medicaid Pending patients who didn't receive approval, they had many write-offs to bad debt. For the quarter, Seasons posted a quarterly loss of \$127K, with a remaining YTD profit of \$39K. During the quarter, the census averaged 48.9, slightly down from 49.0 in Q2, and the skilled census averaged 1.9, up slightly from 1.6 in Q2. TB received a notice from the state regarding UPL non-compliance. A plan of correction has been submitted, and they have until the end of June to return to compliance.

GW reported for Maple Dell, their census is 53, 95% retention rate, no outbreaks, received a compliance UPL letter from the state, and had an increase in operating expenses due to maintenance. Q3 2025 posted a quarterly loss of -\$292K.

JG has been conducting research with Beaver Valley Hospital and noted they believe they can successfully complete the UPL transfer to them. He asked about the need for flexible

timelines to minimize impact on staff and residents, and whether it might be necessary to extend the contracts. ZH explained that the initial term is 12 months, with automatic renewal for 12 months, and they are working with Beaver Valley and the state to facilitate the transaction. TB provided an overview of the UPL program, highlighting its financial benefits to rural communities and facilities, and clarified its differences from the DSH program. The group discussed the uncertainty of the board's decision regarding the agreements and the need for further clarification on the terms.

V. Public Hearings (25 min)

a. Public Hearing – Ken

Public Hearing opened at 6:11 PM

1. Reopening of the CHCSSD 2025 budget

KB reviewed amendments to the 2025 budget, which included adjustments for interest income, UPL income, overages in professional services, legal services, UPL seed money, DSH seed money and debt service payments.

2. Review of the CHCSSD 2026 Budget

KB and KenB reviewed the 2026 budget, which included \$1.6 mil for sales tax revenue, \$50K for CCC equipment purchases, \$150K for CCC roof replacement, \$35K for Moab Free Health Clinic, \$150K for UPL seed funding, \$300K for DSH seed funding. Total budget is balanced at \$1,974,000.00

b. Close the Public Hearing

Public Hearing closed at 6:24 PM

c. Discussion and Consideration to Approve:

1. Amendments to the 2025 CHCSSD budget (Action Item)

Motion to approve the 2025 CHCSSD Budget Amendments as presented made by Joette, seconded by Melodie.

Motion carried for approval 7-0.

2. Final 2026 CHCSSD Budget (Action Item)

Motion to approve the 2026 CHCSSD Budget as presented made by Melodie, seconded by Joette. Motion carried for approval 7-0.

1. Discussion on a Resolution Expanding the Boundaries of the Canyonlands Health Care Special Service District

The board discussed the authority of Canyonland Healthcare Special Service District to operate outside its boundaries, with SO confirming that no formal boundary expansion is needed as long as services provided outside the district meet the same standards as within the district and the board makes a finding of public benefit. SO and BH will review any future resolutions to ensure they meet requirements.

d. Care Center Administrator's Report – Colette

1. Administrator's Report

CL reported on a recent state survey where the CCC received six deficiencies for care and one for life safety, with most issues minor and already addressed. The facility's census is 33, with five deaths and four admits since the last board meeting, including the loss of three centenarians. CL discussed staffing needs, including hiring three CNAs and continuing the search for two full-time nurses. They are working on completing the Medicare application by mid-January to resolve a civil money penalty. CCC also mentioned plans for a board appreciation dinner in early January and improvements to the orientation program for new staff. The facility has ordered two more lifts to help reduce falls and skin issues among residents.

2. Quality Assurance Report

The facility is meeting 7 out of 9 areas to qualify for UPL.

e. Canyonlands Care Center Financials – Cassie

1. Ratify Care Center Bills – Sept/Oct (Action Item)

Motion to ratify Canyonlands Care Center Sept 2025 bills for \$385,812.26 made by Ken, seconded by Camille and Oct 2025 bills for \$511,987.36 made by Ken seconded by Tawny. Motion carried for approval 7-0.

2. Review of the Budget vs Actuals – Sept/Oct

CR presented the September budget versus actual report, noting that while total revenues were under budget at \$315K, they were still waiting for Medicaid UPL money expected in January. October's revenue was approximately \$313K, with net income falling to a negative \$108K due to overages in laundry services, nursing supplies, and professional services, though CR expressed hope for improvement in upcoming months.

f. Other Considerations

VI. New Business/Discussion/Action Items (20 min)

a. Discussion and Consideration to recommend to the Grand County Commission the appointment of board vacancies (Action Item)

The board discussed the reappointment of Joette Langianese and appointment of Karen Feary as a new board member to be submitted to the county commission, with Debbie agreeing to send recommendation letters.

The board also considered expanding their bylaws to allow for more members, but decided to address this in the future after the current appointments are approved.

Motion to approve the recommendation to appoint Karen Feary and reappoint Joette Langianese to the CHC SSD board to the Grand County Commission made by Melodie, seconded by Tawny. Motion carried for approval 6-1.

b. Discussion and Consideration to approve the 2025 CHC SSD meeting location and schedule (Action Item)

The board agreed to continue their regular meeting schedule, bi-monthly on the second Thursday at 5:30 PM, with the location to be determined from a list of four options: the EMS Building, Grand Center, Larson Building, and Moab City Hall.

Motion to approve the CHC SSD 2026 meeting schedule for bi-monthly on the second Thursday at 5:30 PM, and the location will either be at the Larson Building, EMS Building, Grand Center, or Moab City Hall, made by Joette, seconded by Tawny. Motion carried for approval 7-0.

c. CHC SSD Purpose and Strategic Direction

1. Discussion on putting together a 5-year business plan

To be discussed further at the next board meeting.

2. Update on MAPS Campus Completion Project

To be discussed further at the next board meeting.

VII. Other Considerations (5 min)

VIII. Closed Session Pending or Reasonably Imminent Litigation (15 min)

Motion to enter closed session made by Joette seconded by Camille. Motion passes 7-0.

Motion to come out of closed session made by Ken, seconded by Camille. Motion passes 7-0.

Motion to adjourn made by Ken seconded by Dan. Motion passes 7-0.

IX. Adjourned at 7:56 PM