



CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT BOARD MEETING

EMS Building 520 E 100 N, Moab, UT 84532, Online through Zoom

• Thursday February 12, 2026 at 5:30 p.m.

PRESENT: Dan Cook (President), Tawny Knuteson-Boyd (Vice-Chair), Ken Ballantyne (Treasurer), Joette Langianese, Melodie McCandless, Karen Feary, Camille Peters, Debbie Testa (Clerk), Colette Lyman, Cassie Rose (CCC), Jason Gatherum, Ferlita Acob, Jonathan Bangerter (Maple Dell), Todd Bramall, Nathan Bronemann (Seasons), Seth Olson (Kirton McConkie), Melisa Jeffers (Grand County), Jennifer Sadoff (MRH), Kimra Berrelez

I. Called to Order 5:32 PM

II. Approval of January 8, 2026 Meeting Minutes (5 min) (Action Item)

Motion to approve the January 8, 2026, minutes as presented made by Melodie, seconded by Camille. Motion carried for approval 6-0.

JL joins at 5:38 PM

III. Financials (25 min)

a. CHCSSD Financials – Ken/Kimra

1. Review of the Budget vs Actuals Dec 25/Jan 26

KB presented the December 2025 financials: income was \$172K, expenses were slightly under at \$98K, resulting in a net income of \$74K. For the YTD 2025 budget, total income was \$2.676 million, exceeding the budget by \$75K; expenditures totaled \$2.641 million, resulting in a net income of \$35K. The UPL and DISH payments for 2025 were over budget by \$135K and \$138K, respectively. For January 2026: \$133K in sales tax accruals, \$323K in expenditures, and a net income of -\$186K.

2. Review of the Fund Balances

\$1.5 Million General Fund, \$340K Capital Projects Fund, \$338K Debt Service Fund, \$86,402 Wells Fargo Checking balances are as of Jan 31, 2026

3. Approval of Feb 2026 Bills (Action item)

Motion to approve February 2026 bills for \$296,001.79 made by Melodie, seconded by Camille. Motion carried for approval 7-0.

4. Update on the CHCSSD Annual 2025 Financial Audit

The auditors plan to arrive on February 17, 2026, to start the audit.

IV. Reports/Presentations (35 min)

a. Maple Dell and Seasons Report – Q4 2025

1. Administrators Report – Nathan/Todd/Jason

TB reported for Seasons, they have received the latest UPL payments, and the royalties have been sent. The nursing staff-to-patient ratio improved to 1:6, with a current census of 45, while waiting for a survey that is 21 months overdue.

NB provided the Q4 2025 financial report for Seasons. During the quarter, revenues from all sources except Private increased. However, total revenues were below budget expectations. Total expenses were slightly over budget. Seasons' census averaged 46.7, down from Q3's average of 48.9. The Q4 average skilled census was 2.4, up from Q3's average of 1.9. For the quarter, Seasons posted a profit of \$59K, with a year-end profit of \$99K.

JG provided an update on the transition to Beaver Valley. They are actively working with attorneys, and next week, they should send some documents to the board for review. FA provided the administrators update for Maple Dell. Their focus is on filling beds; their current census is 55, with 61 beds available in the facility. The team is actively hiring to reduce reliance on agency staff and has improved customer satisfaction scores. They are 18 months overdue for a survey, but the building is ready.

2. Discussion and Consideration to approve a resolution allowing CHCSSD to provide its authorized health care services at Rocky Mountain Care – Maple Dell and Seasons Healthcare and Rehabilitation, Inc., which are located outside the CHCSSD boundaries (Action Item)
The group considered a resolution to allow healthcare services outside Grand County, which is a housekeeping measure for compliance. Since this has been an ongoing discussion, no questions or comments were raised on the resolution.

Motion to approve a resolution allowing CHCSSD to provide its authorized health care services at Rocky Mountain Care – Maple Dell and Seasons Healthcare and Rehabilitation, Inc., which are located outside the CHCSSD boundaries, made by Ken, seconded by Camille. Motion carried for approval 7-0.

b. Care Center Administrator's Report – Colette

1. Administrator's Report

CL noted they have recently returned to substantial compliance following the November survey, with no reportable events, and they are awaiting the state's letter. CL reviewed the results of their April survey, which identified deficiencies in three areas but no additional issues after the state review. Their census is at 29, with five recent deaths, three new admits scheduled soon, and they are currently managing a flu outbreak affecting four residents. CL emphasized efforts to improve staffing and quality measures. The waiting list has decreased to 80, and they plan to apply for CNA training by year's end. They need one nurse and one CNA. CL also mentioned submitting receipts for a \$51,000 Phase 2 remodel to increase the building's fair rental value, with a pending inquiry about including a \$9,000 parking lot upgrade.

2. Quality Assurance Report

The facility meets 8 out of 9 UPL requirements in its quality measure report, meeting the UPL qualification guidelines. They are flagging in 2 areas, falls and independent movement worsen. There are 7 active PIPs.

c. Canyonlands Care Center Financials – Cassie

1. Ratify Care Center Bills – Nov/Dec (Action Item)

Motion to ratify Canyonlands Care Center Nov 2025 bills for \$395,074.50 and Dec 2025 bills for \$532,588.00 made by Ken, seconded by Melodie. Motion carried for approval 7-0.

2. Review of the Budget vs Actuals – Nov/Dec

CR also reviewed the November figures, revenue was \$283K, \$97K in other income, and expenses totaled \$381K, resulting in a month-end deficit of -\$664.00. Food supplies, prescription medications, and janitorial expenses exceeded the budget. December's revenue was \$303K, with \$97K in other income. Expenses totaled \$510K, including penalties, overtime, and high janitorial costs that exceeded the budget, leading to a net loss of -\$110K. Overall, 2025 ended on a positive note, helped by the employer retention credit and the district's subsidy.

d. Other Considerations

V. New Business/Discussion/Action Items (30 min)

- a. Discussion and Consideration to ratify FireBREAK Permission to work on CHCSSD Property and Vegetation Management Plan (Action Item)

The fuel-reduction project has begun on the undeveloped CHCSSD property to remove fire fuels and could take a couple of years to complete. DC asked the board to review the documents that were sent. The project is initiated by FireBREAK in partnership with local agencies. The board will be responsible for maintaining the property after the project is complete. JL noted that Moab City could assist in maintaining the property.

Motion to ratify FireBREAK Permission to work on CHCSSD Property and Vegetation Management Plan made by Melodie, seconded by Karen. Motion carried for approval 7-0.

- b. Discussion and Consideration to approve the bid for the roof repair project that includes Moab Regional Hospital and the Canyonlands Care Center (Action Item)

DC received a copy of the roof repair bid for the CCC and is looking to finalize this week. The company is from Grand Junction, and the bid came in at \$142K, with work expected to be completed by fall 2026 at the latest.

Motion to approve the bid for the roof repair project in the amount of \$142K for the Canyonlands Care Center made by Ken seconded by Joette. Motion carried for approval 7-0.

- c. Discussion and Consideration to approve updating the bylaws for the CHCSSD with the new meeting location (Action Item)

The board discussed updating the bylaws in more detail, with JL offering to review and tag the changes. The board would also like to review all of the policies at the next board meeting.

Motion to table bylaws for the next meeting made by Joette seconded by Tawny. Motion carried for approval 7-0.

- d. Annual Board Member Training, Ethics Pledge and Privacy Officer

DC explained a new state requirement for a privacy officer, digital privacy training and annual reporting, which focuses on securing digital information and notifying users about data collection practices. The board nominated Debbie Testa as the CHCSSD Privacy Officer. The team discussed the need to extend these responsibilities to the care center, with MM suggesting that CL could lead this effort.

- e. CHCSSD Purpose and Strategic Direction

1. Discussion on composing a 5-year business plan

The board reviewed a preliminary draft of their five-year business plan. TB noted changes in Medicaid rates and potential funding increases while awaiting a resolution between the state and CMS regarding administrative fees. The group discussed maintaining the current UPL funding, noting that the sales tax figures were conservative estimates that are the agreed-upon split amounts with EMS and the Moab Fire Dept. The final bond payment is due on April 1, 2032. If it can be paid off earlier, the expansion project could proceed sooner. The county commission would like to have the plan by October, when funding discussions begin. They agreed to establish a Business Plan Subcommittee to complete the CHCSSD business plan by June.

Motion to include Dan, Ken, Karen, and Melodie on the business plan committee to work on a proposed 5 & 10 year business plan to bring back to the board for approval. Motion made by Melodie, seconded by Camille. Motion passes 7-0.

2. Update on MAPS Campus Completion Project and Exploring Partnership with Moab City
JL recommends proceeding with issuing an RFP rather than waiting for Moab City. We should begin searching for a consultant now, and the city can participate when they are ready. The committee will collaborate with Melisa Jeffers from Grand County to prepare the RFP, to include the care center expansion as part of the overall MAPS process. The first step is to release the RFP. The board decided to establish a subcommittee to draft an RFP and recommend a consultant to the board, including Karen, Joette, Melodie, Dan, and Melisa, with Camille also showing interest.

Motion to form a committee for an RFP MAPPs consultant to develop a master plan for the CHCSSD that is comprised of Joette, Melodie, Karen, Dan, and Melisa for county staff support, with others brought in as needed, made by Joette, seconded by Camille. Motion passes 7-0.

VI. Other Considerations (5 min)

The board decided to hold a special meeting in March, with the date and time to be determined.

VII. Closed Session Reasonably Imminent or Imminent Litigation (15 min)

Motion to enter closed session for Reasonably Imminent and/or Pending Litigation made by Melodie, seconded by Camille. Motion passes 7-0.

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

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

VIII. Adjourned at 8:11 PM