

**Soledad Community Health Care District
Regular Meeting of the Board of Directors
May 21, 2026 @ 4:00 p.m.**

MINUTES

1. Call to order at 4:00 p.m. by President, Graig Stephens

2. Board of Directors Roll Call.

Directors Present: Vice President, Anne Trebino
Secretary, Rosemary Guidotti
Treasurer, Ken Klemme
Board Member, Francisco Barajas (*late 4:05p.m.*)
President, Graig Stephens

Directors Absent:

Staff Present: CEO, Ida Lopez Chan
Executive Assistant, Sophie Piña
Business Office Clerk, Maria Estrada
Director of Communications, Adriana Gonzalez
Administrator, Brian Weaver

District CPA: Brent Green, CPA

We have a Quorum

3. Pledge of Allegiance: Graig Stephens

4. Mission Statement: Rosemary Guidotti

5. President's Welcome: Graig Stephens welcomed everyone to the meeting.

6. Public Comment – Graig welcomed our banking partners Oscar Avalos and Sunshine Hohman from West Coast Community Bank.

7. Consent Agenda Approval of Minutes Action -

Motion: The board approved the consent agenda including the minutes from the following meetings: April 16, 2026, April 30, 2026 and May 6, 2026.

M/S: Klemme/Trebino

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

8. Adjournment to Closed Session –

A. CONFERENCE WITH LEGAL COUNSEL

Conference with Legal Counsel – Existing Litigation pursuant to Government Code

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(§ 54956.9) Name of case: (SUSAN PHAN vs. SOLEDAD COMMUNITY HEALTH CARE DISTRICT FOUNDATION et. al.)

- B. Conference with Legal Counsel – Anticipated Litigation: Initiation of litigation pursuant to Government Code § 54956.9(c): (One (1) case)
- C. (Government Code § 54957.6) Agency designated representative: Ida Lopez Chan, Charisma Amador, David G. Ritchie (Cole Huber LLP) Employee organization: Service Employees International Union (SEIU)
9. **Reconvene in Open Session and report out from closed session, if any** – There was no reportable action taken in closed session.
10. **Approval of Resolution No. 2026-13** – A Resolution of the Board of Directors of the Soledad Community Health Care District Ratifying an Overall Tentative Agreement for an MOU with SEIU for all represented employees of the district. ***Note*** The text of the Overall Tentative Agreement will be presented to the board to the board and made available to public at the meeting.

Motion: The board approved to table Resolution No. 2026-13.

M/S: Trebino/Klemme

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

11. **Approval of Addendum A to Municipal Advisory Agreement** – Wulff, Hansen & Co. –
Recommended Action: Approval of CEO actions to engage Wulff Hansen in a limited capacity (Addendum A) in order to protect the district's interests prior to expiration of deadlines, to develop a timely response to existing lenders on matters evolving before the Board could meet, and further Board authorization for the CEO to take all necessary steps to execute an extension of revolving line of credit after term ends and potential approval of forbearance, if necessary. Intended to improve patient outcomes and enhance emergency and medical response services and protect the health and safety of Soledad residents.

Motion: The board approved Addendum A to Municipal Advisory Agreement Wulff, Hansen & Co.

M/S: Klemme/Barajas

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

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12. Approval of Addendum B to Municipal Advisory Agreement – Wulff, Hansen & Co.

Recommended Action: Authorize the Chief Executive Officer to approve and execute Addendum B to the Municipal Advisory Agreement dated February 10, 2026 with Wulff, Hansen & Co., for municipal advisory services related to the refinancing and restructuring of approximately \$8 million in existing debt obligations via private placement of municipal securities, at a contingent fee of \$39,500 (reduced by any amounts previously paid under Addendum A), with the Addendum terminating upon closing or December 31, 2027, whichever occurs first.

Motion: The board approved Addendum B to Municipal Advisory Agreement Wulff, Hansen & Co.

M/S: Klemme/Barajas

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

13. Treasurer's Report –

Motion: The board approved the Financial Statements for review for Operating Entities and the District.

M/S: Klemme/Guidotti

Ayes: Trebino, Guidotti, Klemme, Barajas, Stephens

Nays:

Abstain:

Absent:

Motion: Passed

14. Monthly Budget Review – 2025-2026 – The board discussed and reviewed.

15. Draft Budget Review – 2026-2027 – The board discussed and reviewed. Final draft will be presented next month for approval.

16. Regular Staff Reports –

Director of Communications – Adriana reported that she continues engaging with community partners. She has onboarded five volunteers, and we continue to have job shadowing opportunities for students.

Foundation – Rosemary reported the Foundation meeting dates have been changed to the second Thursday of every month. The winners of the Mother's Day Quilt Drawing were announced as follows:

- Handcrafted Afghan: Craig and Linda Pakish of Salinas
- Framed Mission Nuestra Señora de la Soledad Portrait: Barbara Pekema of King City

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- Handcrafted Amish Quilt ("Grandmother's Flower Garden"): Amanda Davis of King City

Eden Valley – Brian reported for the month of April, the facility recorded an Average Daily Census (ADC) of 43.63 and an occupancy rate of 73.95%. There were 19 admissions, 18 discharges, and one pending admission. Referral sources were from Salinas Valley Health (8 referrals) and Natividad (7 referrals). The facility underwent one facility-reported incident investigation and one complaint survey during the month, both resulting in no deficiencies. No County Public Health visits or infectious disease outbreaks were reported. The facility maintained an overall CMS 4-Star Rating, including 4 stars in Health Inspections and 3 stars in both Quality Measures and Staffing. Staff meetings included a C.N.A. meeting on April 14 and a Licensed Nurses meeting on April 21. The facility continues to focus on maintaining quality care, regulatory compliance, and improving occupancy.

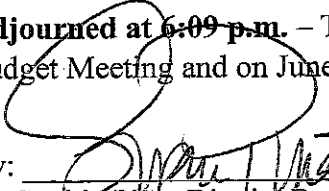
Soledad Medical Clinic – Brian reported for the month of April, the clinic recorded 2,806 patient visits, consistent with March and slightly below the 2,907 visits reported in April of last year. OB services were available 21 of 22 working days. A total of 252 appointments were missed, resulting in an 8.2% no-show rate. To reduce no-shows, appointment reminders continue to be sent via text and email, and patients are charged a \$25 fee, sent a notification letter, and reported to CCAH. Patients with three no-shows within six months are subject to appointment cancellation. The clinic received one patient grievance through CCAH during the month. Educational partnerships continued, with two Medical Assistant students from the Center for Employment Training completing their clinical hours and one Central Coast College Ultrasound Technician student remaining in training. Under the CCAH Care-Based Incentives (CBI) program, the clinic submitted 123 depression screenings, 14 diabetic patients with good A1C control, and 37 patients with controlled blood pressure. The clinic also received its 2025 year-end Practice Profile score of 97.4 out of 100, significantly exceeding the peer average of 69.4. As a result, the clinic is expected to receive a total CBI payment of approximately \$229,898.90 for 2025. Staff meetings held during the month included the All-Staff Meeting, Providers Meeting, Medical Assistant Meeting, and Front Office Meeting, with daily front office huddles continuing to support operations.

CEO – Ida reported that on May 14 the Foundation hosted a Meet & Greet Mixer celebrating its partnership with ADCO Outdoor Advertising. Computer upgrades are ongoing. The district continues its partnership with the school district and is working with Wulff & Hansen and HMS, led by Kristopher Zuniga, on a comprehensive operational review of clinic and district functions. HMS is finalizing its analysis and will present a 90-day plan with recommendations to improve operations and increase revenue, with implementation expected over 6–12 months. Staff milestones include Virginia Castro's 20 years of service as a CNA and May Ann's 5 years as laundry supervisor. The Activities Department has partnered with Boxing Strong to provide resident exercise programs, with Foundation funding support being explored. The custom wheelchair program continues to serve approximately 25 residents at no cost. On the clinic side, the district is implementing AI-assisted documentation software to reduce provider administrative time, improve efficiency, and enhance coding accuracy. Paper intake forms are being transitioned to electronic formats, and updated patient guides and portal information will be placed in exam rooms to improve access and appointment scheduling. Community engagement remains active through participation in organizations and events including the Community Foundation and Siembra Latinos Fund. The annual staff health fair is scheduled for July 30. Graig and Ida met with the Soledad Unified School District superintendent finalist. Ida and Adriana attended the Impower Luncheon event.

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The district was recognized by the Association of California Healthcare Districts for Best Practices in Governance. Graig and Ida also presented Measure A at the Soledad City Council meeting.

- 17. Meeting Adjourned at 6:09 p.m.** – The board will reconvene on June 3, 2026 for a Special Finance /Budget Meeting and on June 25, 2026, for a Regular District Board Meeting at 4:00p.m.

Prepared By: 
Sophie Pina, District Board Secretary

Approved By: Graig R Stephens
Graig Stephens, Board President

