

Orchard Manor/County Farm  
Committee Meeting Minutes  
September 11, 2024

Committee Member/Chairperson, Richard Sanson called the meeting to order at 9:00 a.m. Richard Sanson noted a quorum was present, and Alesha Erdenberger certified the meeting was in compliance with the Open Meetings Law. Committee members present were Mark Vosberg, Joe Mumm, Diane Nelson and Richard Sanson. County Board Chairman, Robert Keeney, and committee members absent: Roger Guthrie. Grant County staff members: Garry Pluemer, Alesha Erdenberger, Emily Pierce, and Shane Drinkwater.

Diane Nelson made the motion seconded by Mark Vosberg to approve the agenda. Motion carried, voice vote.

Diane Nelson made the motion seconded by Joe Mumm to approve the August 7, 2024 Orchard Manor and Farm Committee minutes. Motion carried, voice vote.

Terry provided a farm report that crops are going well, and the fall rent payment has been paid.

Alesha provided a financial report and vouchers for the Farm.

Joe Mumm made the motion seconded by Mark Vosberg to approve the Farm financial report and vouchers as presented. Motion carried, voice vote

Discussion of Strategic Planning-Renovations-Bed Reduction- Michael Peer from Clifton Larson Allen, CPA consulting company, appeared by zoom and presented a PowerPoint to educate and discuss the following items including Orchard Manor current financial condition-high Medicaid revenue, bed reduction step requirements, market research-future needs of Grant County residents, service mix, communication to the public, and operational and financial impact. Further discussion ensued regarding the potential addition of a CBRF-Assisted Living and what payer mix will need to be to be sustainable. Michael Peer further explained that CLA works with CLS-Architects to present a financial model to Orchard Manor committee to show some financial assumptions of master building plans for current financial state and the future including a return on investment, financial impact, and bed reduction proposal for presentation. Alesha informed the Board that she would work with CLS and CLA to have a presentation and financial assumptions be presented at the next meeting.

2025 Budget Review- Capital and Operating Budget Discussion- Alesha presented a draft copy of the operating budget to all Board members, and a proposed capital budget. Further discussion ensued regarding the largest amount for the parking lot and adding some additional equipment for the dietary department. Discussion ensued regarding account numbers, our PBJ reporting, 5-star rating, and how the budget is itemized separate from SNF to ICF. Robert reported that the Farm budget will need to be completed, and Robert agreed to complete it. Discussion of farm rent will be reviewed in March 2025 will be included in the 2025 budget, and an increase in private pay at Orchard Manor for 2025.

Weekender Package proposal- Alesha presented that Kyle Gulya, our Labor Attorney, with Von Briesen & Roper, s.c., sees no concern with implementing the weekend packages. Kyle asked that I tell you the true cost of the new incentive is going to be higher if the nurse works overtime. Kyle suggested that before we implement we make

sure that our payroll system properly allocates overtime rates as required. Once this is confirmed, Orchard Manor will begin to advertise for this new weekend package.

Orchard Manor Operations-

Chairperson's report- Rick Sanson had no report.

Maintenance Supervisor Report- Garry presented nurse call system issues- problems in the past- they think we have a ground issue- last year we have replaced 57 pull stations and it should only be about one. Garry will be working with electric contracts to find our nurse call issues to help resolve the issues.

Administrator's Report- Alesha Erdenberger and the Committee discussed the following Orchard Manor items:

- The current census is 47 SNF and 23 intellectually disabled residents.
- COVID on both sides- ICF and SNF, did stop some residents from going to the fair.
- Visitation remains the same.
- Facility updates- State survey results for quality care and fire inspectors.

Alesha presented the Orchard Manor vouchers and financial report.

Joe Mumm made the motion seconded by Diane Nelson to approve the Orchard Manor financial report and vouchers as presented. Motion carried, voice vote

Richard Sanson tentatively set the next meeting for Wednesday, October 9, 2024 at 9:00 a.m. at the CSB Building.

Mark Vosberg made the motion seconded by Joe Mumm to adjourn the meeting. Date set for October 9, 2024. Motion carried, voice vote.