

Orchard Manor/County Farm
Committee Meeting Minutes
September 3, 2025

Committee Member/Chairperson, Rick Sanson, called the meeting to order at 9:00 a.m. Rick Sanson also noted a quorum was present, and Alesha Erdenberger certified the meeting was in compliance with the Open Meetings Law.

Committee members present were Joe Mumm, Roger Guthrie, Rick Sanson, Diane Nelson, and Mike Timmerman. Grant County staff members present: Nate Dreckman, Garry Pluemer, and Alesha Erdenberger.

Roger Guthrie made the motion seconded by Diane Nelson to approve the agenda, as presented. Motion carried, voice vote.

Diane Nelson made the motion seconded by Roger Guthrie to approve the minutes from the regular meeting on August 6, 2025. Motion carried, voice vote.

Farm Business. Roger provided a report that there was a discussion at the Highway meeting about the proposed acreage needed from the County Farm will be about 14 acres with the goal to use little tillable acreage.

Alesha provided a financial report and vouchers for the Farm.

Roger Guthrie made the motion seconded by Mike Timmerman to approve the Farm report, cash balance and voucher report, as presented. Motion carried, voice vote.

Resident Private Pay Increase for 2026- Alesha provided a proposal to increase private pay daily rates by separating the semi-private from the private room rates. In the proposal, private pay rates for other county homes were presented with two local nursing home rates in comparison. A projection of an additional \$196,341 increase in revenue for 2026 was presented. Discussion ensued regarding the projected Medicare and Medicare increase

Rick Sanson made the motion seconded by Roger Guthrie to approve the proposed increase of 5% for semi-private and 10% for private room rates to begin January 1, 2026. Motion carried, voice vote.

Capital & Operating Budget 2026- Alesha provided a capital improvement plan for the next five years with an understanding that these items in 2026 are a conditional ask due to the nature of the County Board approval of the whole budget. Discussion ensued regarding a few overlapping projects on the CIP document for a courtyard fence (so some were removed) and the addition of Assisted Living-CBRF planning into 2026 for a new building construction.

Alesha also provided a proposed 2026 Budget Worksheet itemizing the 2025 budget, YTD actual of 7 months into 2025 vs YTD annualized 2025, and then the 2026 Budget with comments. Alesha expressed the forward thinking when starting Tyler Munis

software was to separate revenues and expenses between SNF vs IC to assist in capturing a true picture of the cost centers to improve financial oversight, enhance performance measurement, and improve strategic decision-making. Alesha expressed the current road blocks in transitioning has been properly budgeting expenses between SNF vs IC. Since January 2025, Orchard Manor accounts payable has been separating costs between SNF vs IC, but payroll per department is going to be a challenge for 2026. Alesha also reported that plans in 2026 are in place to separate revenue into Tyler Munis. Further discussion ensued regarding the total amount of 2025 Humidification project totaling \$69,202.40 left in the capital budget after \$1,500 was allocated for Elder Dynamics and another \$10,000 would be needed.

Roger Guthrie made the motion seconded by Joe Mumm to approve the proposed operating budget for 2026 and the capital budgets for the next 5 years starting in 2026, and if need reduce the CBRF construction, if needed. Motion carried, voice vote.

Strategic Plan Progress Tracker/Timeline- Alesha informed the Board that a letter has been drafted to send to Orchard Manor vendors in hopes of attaining more funds for the Foundation. Rick recommended having a press release to the media regarding our Foundation story, asking funeral homes for funding, and being a guest spotlight with Rob Spangler or Courtney.

Orchard Manor Operations-
Chairperson's report- Rick Sanson had no report.

Maintenance Supervisor Report- Garry presented the following items:

- Lightening strike in recent weeks caused some electrical damage. Insurance claim has been established.
 - Relays, disconnects, and well controller have all needed repairs from Electrician, SW Electrical
- HVAC system is moving forward as planned. With 7 hallways completed and 2 additional hallways left with limited upstairs work with the basement to finish out the project from all pneumatic controls to electronic controls.
- Door Control project is moving along with wander guard being the main focus.

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

- The current census is 49 SNF and 23 intellectually disabled residents.
- Visitation remains the same.
- Facility updates
 - Car Show coming 9/12/25
 - New MCO contract- Lakeland

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 regular meeting for Wednesday, October 8, 2025 at 9:00 a.m. meeting location to be Orchard Manor.

Roger Guthrie made the motion seconded by Joe Mumm to adjourn the regular meeting. Date set for next regular meeting is October 8, 2025 at 9am, location at Orchard Manor conference room 106. Motion carried, voice vote.